

**38 Wymet Gardens  
Millerhill, EH22 1FL**

OFFERS OVER £250,000



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- Mid terraced villa with many attractive features
- Spacious living room with French door to garden
- Sizeable fitted kitchen and downstairs toilet
- 2 doubles and 1 single bedroom and bathroom
- Gas central heating and double glazing
- Front and rear garden
- EPC C

### Description

This modern 3-bedroomed terraced villa was the former 'show home' for Mactaggart & Mickel when built in 2017. Today, it remains in true 'move-in' condition complemented by attractive flooring and quality doors. The well-planned accommodation (78sqm) is arranged over two floors. There is a spacious living/dining room which gives direct access out to the enclosed rear garden. The kitchen is very well fitted in popular grey/white and includes integrated appliances. For added convenience, a toilet compartment with wash hand basin is also positioned on the ground floor. Upstairs are 2 double bedrooms (one boasting mirrored wardrobes), a further single bedroom and extensively tiled bathroom.





### Central Heating and Double Glazing

Gas central heating is complemented by uPVC double glazing.

### Garden

Externally, the property has a walled and gated front garden with a paved parking area beyond. The larger south facing rear garden has been designed for ease of maintenance and includes raised borders, a large sun deck and shrubbery.

### Location

Opposite quaint traditional cottages, this family home is part of a modern attractively landscaped estate built in 2019 with ample on-street parking. Well connected Millerhill offers the benefits of both city life and country living being only 6 miles southeast of Edinburgh. It is also a short distance from the extensive Fort Kinnaird Retail Park and a 24-hour ASDA superstore. Commuters can easily join the city bypass and other major road networks. Millerhill is ideally placed for Queen Margaret University, Edinburgh Royal Infirmary, Dalkeith Country Park and the wonderful East Lothian coastline.

### Valuation

The mortgage valuation is £255,000 and the Home Report is available from the ESPC website.

### Council Tax and Energy Performance Certificate

The property lies in Council Tax band E and has a C-rated EPC.

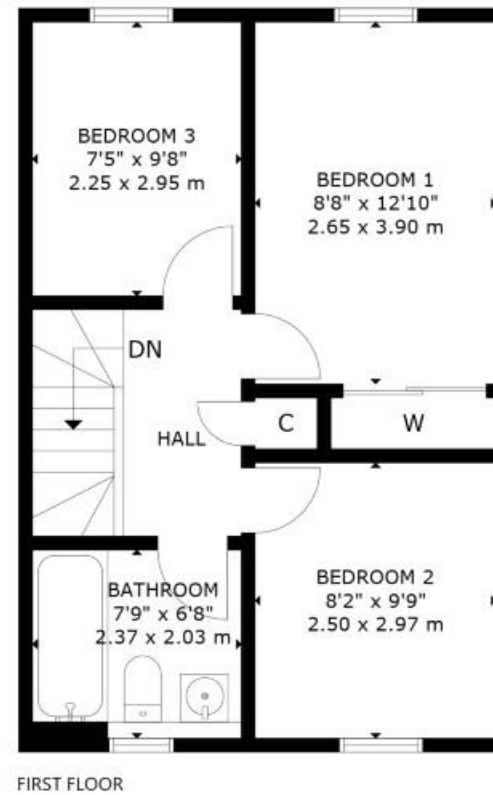
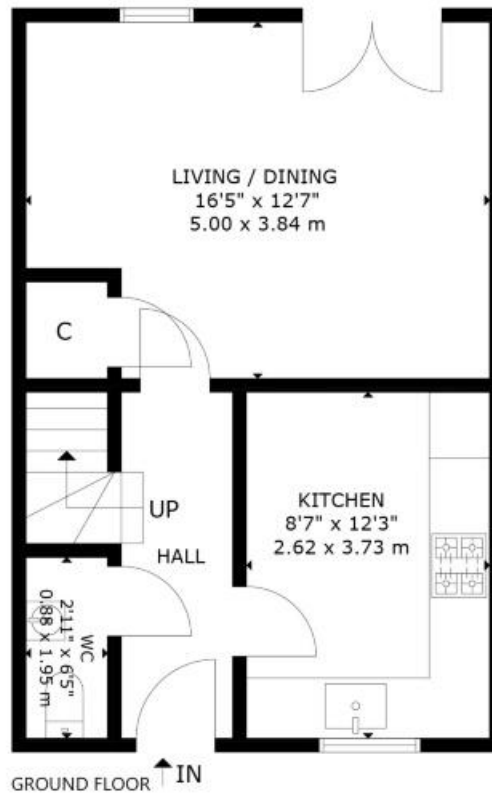
### Viewing

To view telephone Agent 0131 243 1230 (0759 58 20611 out with office hours).

### Extras

Fitted floor coverings, blinds and integrated gas hob, oven, cooker hood and dishwasher are included in the sale price.





38 WYMET GARDENS, MILLERHILL  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL AREA 830 SQ FT / 78 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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