



23 Wymet Gardens  
Millerhill, Dalkeith, EH22 1FL

CALL US ON 0131 447 4747

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- Reception hall.
- Cloakroom/WC.
- Generously proportioned living room with French door to rear garden.
- Excellent understairs storage cupboard.
- Dining kitchen with appliances.
- Upper landing with storage & access to attic.
- Master bedroom with built in mirrored wardrobes.
- Two further bedrooms.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Enclosed child-friendly garden at rear.
- Allocated parking space.
- Unrestricted on-street parking.



## GENERAL DESCRIPTION

Attractive & rarely available linked semi-detached villa situated in a popular modern development in the village of Millerhill in Midlothian. The property is an ideal commuter base with its close proximity to the Edinburgh City Bypass and motorway network, along with the local train station and would make an ideal family home in a great location with a range of local amenities close at hand.

## FACTORING NOTE

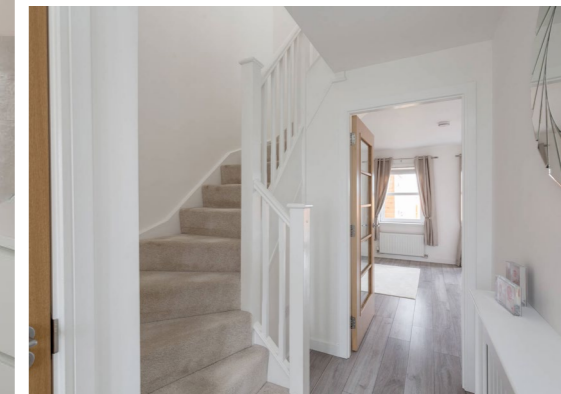
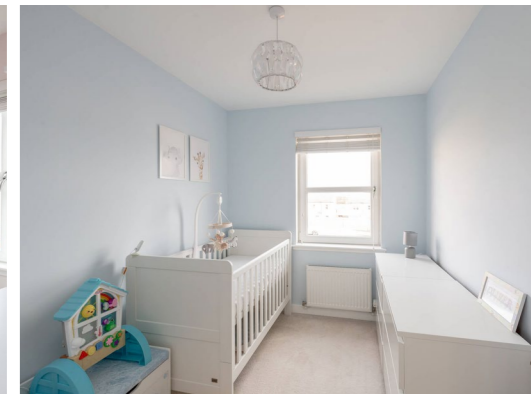
The communal areas with the development are factored by Ross & Liddell at an approximate charge of £100 per annum.

**COUNCIL TAX BAND:** E.  
**TRAIN STATION:** APPROXIMATELY 1.3 MILES TO SHAWFAIR TRAIN STATION.  
**AIRPORT:** APPROXIMATELY 14.4 MILES TO EDINBURGH AIRPORT.  
**BUSES:** WITHIN 200 METRES.

## LOCATION

Millerhill is a most popular Midlothian village located close to the green expanse of Dalkeith Country Park and only a short drive from Musselburgh's sandy beach. Small local shops are available at neighbouring Danderhall for day to day requirements, whilst excellent shopping and leisure facilities can be found at the Fort Kinnaird complex and in Musselburgh's bustling town centre. Further facilities are located in and around Dalkeith, including a 24 hour Tesco supermarket at Hardengreen, a Morrisons' store in the town centre and Dobbie's Garden Centre just off the A7. Schooling is well represented in the area and Queen Margaret University and Edinburgh College's Midlothian Campus are both easily reached from the property. The location is also convenient for anyone connected to the Royal Infirmary. A short drive allows access to the A1 and the City Bypass, with onward links to the central motorway networks. Shawfair Railway Station lies on the Borders Railway Link, for journeys into Edinburgh or south. Bus routes run through the village for travelling to other areas.

**EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, CURTAIN POLES. KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER-HOOD, FREE-STANDING FRIDGE/FREEZER AND AUTOMATIC WASHING MACHINE. THE GARDEN SHED WILL ALSO BE INCLUDED IN THE SALE PRICE.**

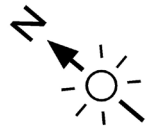




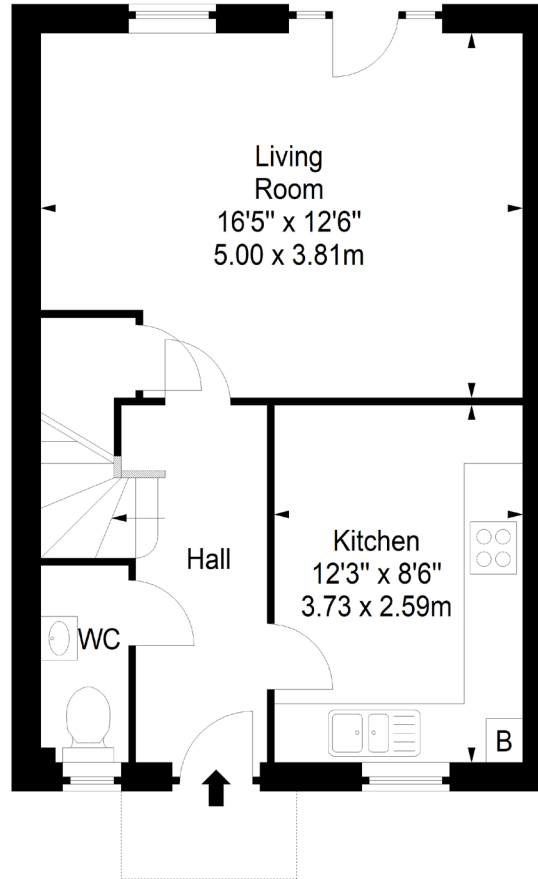
**Wymet Gardens,  
Dalkeith,  
Midlothian, EH22 1FL**



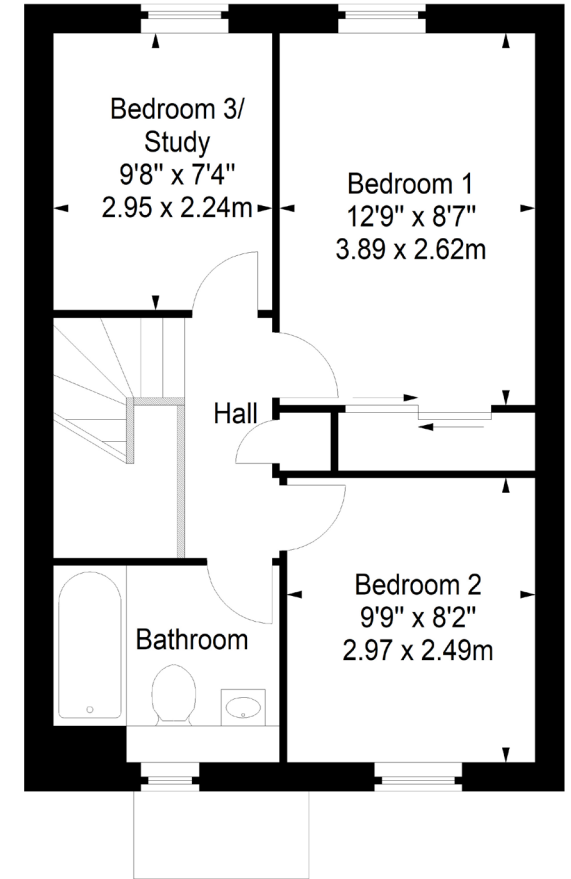
Approx. Gross Internal Area  
830 Sq Ft - 77.11 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



**ENERGY PERFORMANCE  
CERTIFICATE RATING B**



Ground Floor



First Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

**WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)**

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.