



25a Wymet Gardens,
Millerhill, Dalkeith, Midlothian, EH22 1FL

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secured entry.
- Welcoming reception hall with excellent storage.
- Fabulous open plan living room/dining room/kitchen with integrated appliances.
- Two double bedrooms - one with built in mirrored wardrobes.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Well maintained communal grounds.
- Allocated parking space.



GENERAL DESCRIPTION

An immaculately presented, ground floor flat, part of a modern development in the popular village of Millerhill in Midlothian, an ideal commuter base into the Edinburgh itself and further afield with its close proximity to the Edinburgh City Bypass, motorway network and local train station. There is a range of amenities nearby and the property would make an ideal purchase for a first time buyer/young couple.

Factoring Note:

The block & development is factored by Ross & Liddell at approximate charge of £65 per calendar month. This covers the maintenance of all the communal areas and also the block's building insurance.

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

LOCATION

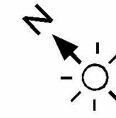
Millerhill is a most popular Midlothian village located close to the green expanse of Dalkeith Country Park and only a short drive from Musselburgh's sandy beach. Small local shops are available at neighbouring Danderhall for day to day requirements, whilst excellent shopping and leisure facilities can 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, KITCHEN APPLIANCES TO INCLUDE AN INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE, FREEZER, AUTOMATIC WASHING MACHINE AND DISHWASHER, FOR ALL OF WHICH THERE ARE NO GUARANTEES

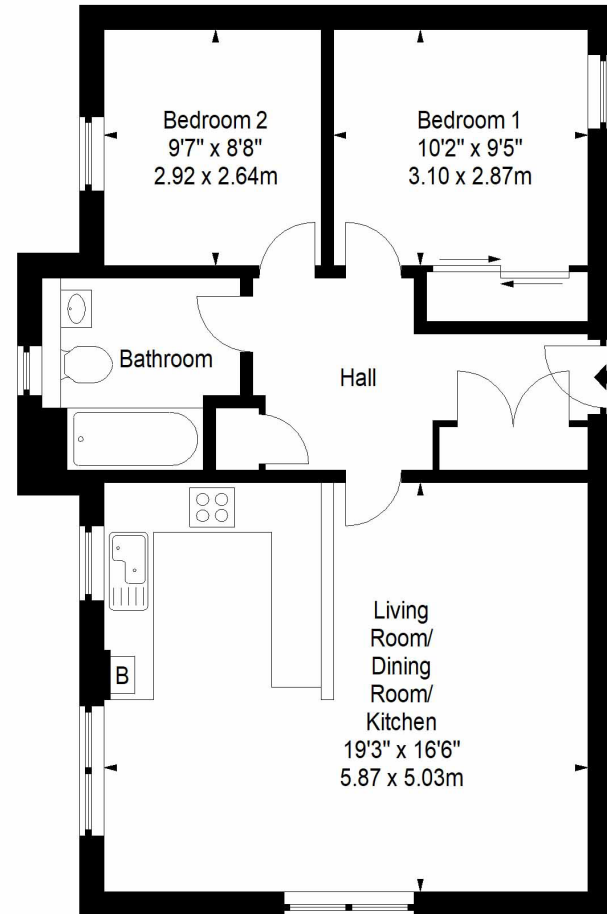




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Approx. Gross Internal Area
699 Sq Ft - 64.94 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



**ENERGY PERFORMANCE
CERTIFICATE RATING B**

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WEBSITE: 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.