

# 4 Wymet Grove

MILLERHILL, DALKEITH, MIDLOTHIAN, EH22 1FN



*This three-bedroom semi-detached home enjoys an enviable plot with a south-west facing rear garden and is presented to the market in excellent internal condition*



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McEwan Fraser is delighted to present this three-bedroom semi-detached home to the market. The property enjoys an enviable plot with a south-west facing rear garden and is presented to the market in excellent internal condition. The accommodation comprises two double bedrooms, a single bedroom, a kitchen, a spacious lounge, a cloakroom, and a bathroom. Further benefits include gas central heating and double glazing.

# THE KITCHEN



Entering the property, the kitchen is immediately to your right and overlooks the front of the property. Comprised of a full range of contemporary base and wall-mounted units, there is plenty of prep and storage space for the aspiring chef. The gas hob and oven are integrated and there is space for freestanding appliances.

# THE LOUNGE



To the rear of the ground floor, you will find the lounge which runs the width of the house. Bathed in natural light from French doors which open onto the rear garden, there is ample floor space for a variety of different furniture configurations. This will give the new owner plenty of flexibility to create their ideal entertaining space.







Climbing the stairs, you find the master bedroom at the rear of the house. This is a particularly generous double bedroom that can happily accommodate a full suite of free-standing furniture alongside the large integrated wardrobe. There are two further bedrooms, a well-proportioned double and a generous single. The internal accommodation is completed by the contemporary bathroom which is partially tiled and comprised of a three-piece white suite with shower over bath.

## THE BATHROOM



# BEDROOM 1





# BEDROOM 2



# BEDROOM 3





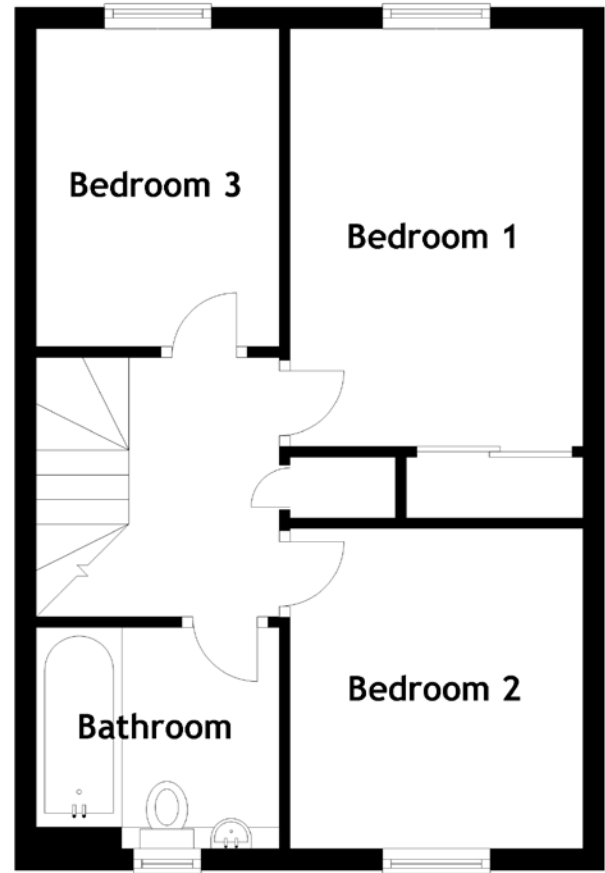
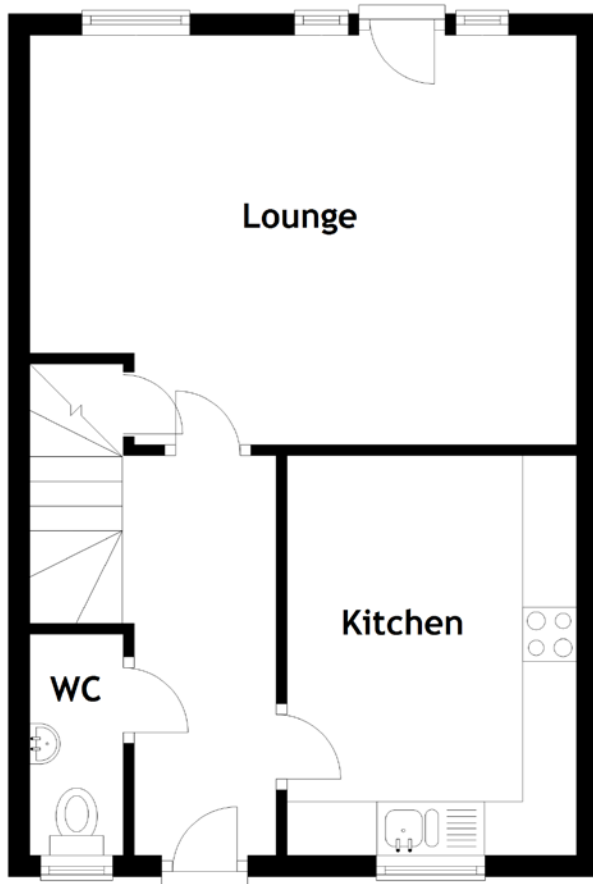
Externally, the garden enjoys an open south-westerly aspect and gets the sun long into the evening. There is also an allocated parking space. This is a superb starter home and early viewing is highly recommended.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

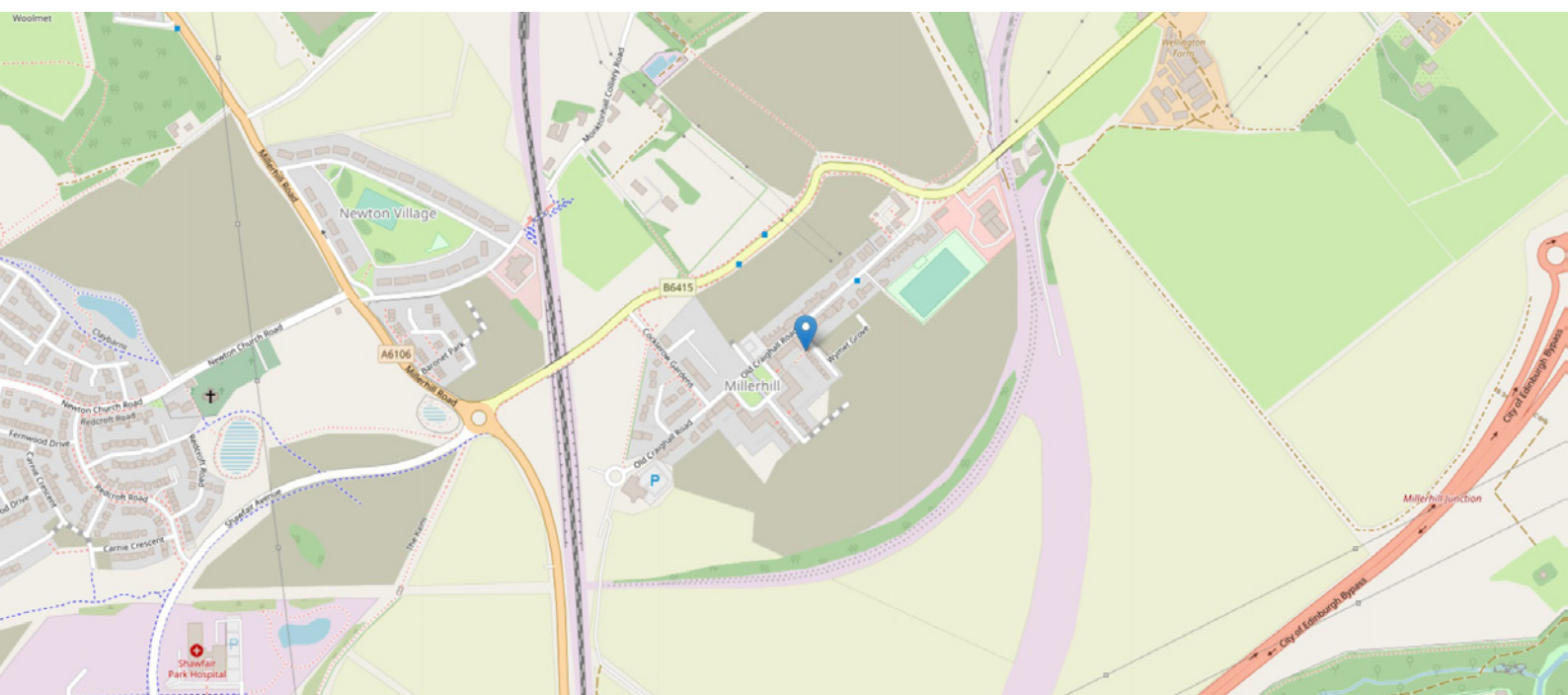


Approximate Dimensions (Taken from the widest point)

Lounge	5.08m (16'8") x 3.80m (12'6")
Kitchen	3.71m (12'2") x 2.69m (8'10")
WC	2.05m (6'9") x 0.87m (2'10")
Bedroom 1	3.88m (12'9") x 2.65m (8'8")

Bedroom 2	2.97m (9'9") x 2.50m (8'2")
Bedroom 3	2.95m (9'8") x 2.26m (7'5")
Bathroom	2.26m (7'5") x 2.05m (6'9")

Gross internal floor area (m<sup>2</sup>): 78m<sup>2</sup>  
EPC Rating: B





# THE LOCATION

Millerhill is a developing hamlet on the outskirts of Edinburgh, within City Bypass limits, and enjoys a semi-rural location, around 5 miles southeast of the city centre.







The village is an ideal location for easy access into the city or commuting further afield, with Shawfair train station; a five-minute drive. There are good local amenities in nearby Danderhall, including a post office, library, primary school, and leisure centre. More extensive shopping is nearby at Fort Kinnaird retail park and Asda at the Jewel. A health centre is situated at nearby Shawfair Park, and the Edinburgh Royal Infirmary is close by. Leisure opportunities include Musselburgh or King Acre golf courses, and fabulous walks in nearby Dalkeith Country Park. The area has regular bus services and easy access to the city bypass which links you to all the major road networks.



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