

29 Wymet Gardens

MILLERHILL, MIDLOTHIAN, EH22 1FL



Excellent five-bedroom townhouse in an immaculate condition, offering flexible living over three levels



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McEwan Fraser Legal are delighted to present this excellent five-bedroom townhouse offering flexible living over three levels, located within the quiet village of Millerhill near Shawfair.

THE LOUNGE/DINER



Internally, the property is in an immaculate condition, while briefly consisting of an entrance hallway leading into an open-plan lounge/kitchen/diner benefitting from an integrated 4-gas hob, oven, extractor hood and under-unit lighting. Integrated white goods include the washing machine and dishwasher. The room is bright and spacious with ample room for lounge furniture, a large dining table and chairs and added storage via the understairs cupboard. There is also a two-piece WC.



THE KITCHEN





A level up, you'll find the master bedroom which has double-wardrobes with sliding doors and a two-piece en-suite with a double shower cubicle, chrome heated towel rail and downlights. The fifth bedroom is large in size and has optional use as it's currently used as a family room. There's further storage off the landing via a large shelved cupboard.

THE MASTER BEDROOM





FAMILY ROOM/BEDROOM 5





On the second floor, there are three further double bedrooms all benefitting from double wardrobes with sliding doors. All bedrooms are large in size and offer generous space for different configurations and freestanding furniture. The partially-tiled three-piece family bathroom with an over-bath shower and heated towel rail complete the internal layout. Access to the floored loft with light and power is via a drop-down Ramsey ladder on the landing.

BEDROOM 2



BEDROOM 3



BEDROOM 4



THE BATHROOM



This property also benefits from; gas central heating, full double glazing, after market alarm system and private front and rear landscaped gardens. Additional to the allocated parking space, there is more than adequate on-street free parking to accommodate residents and visitors alike.

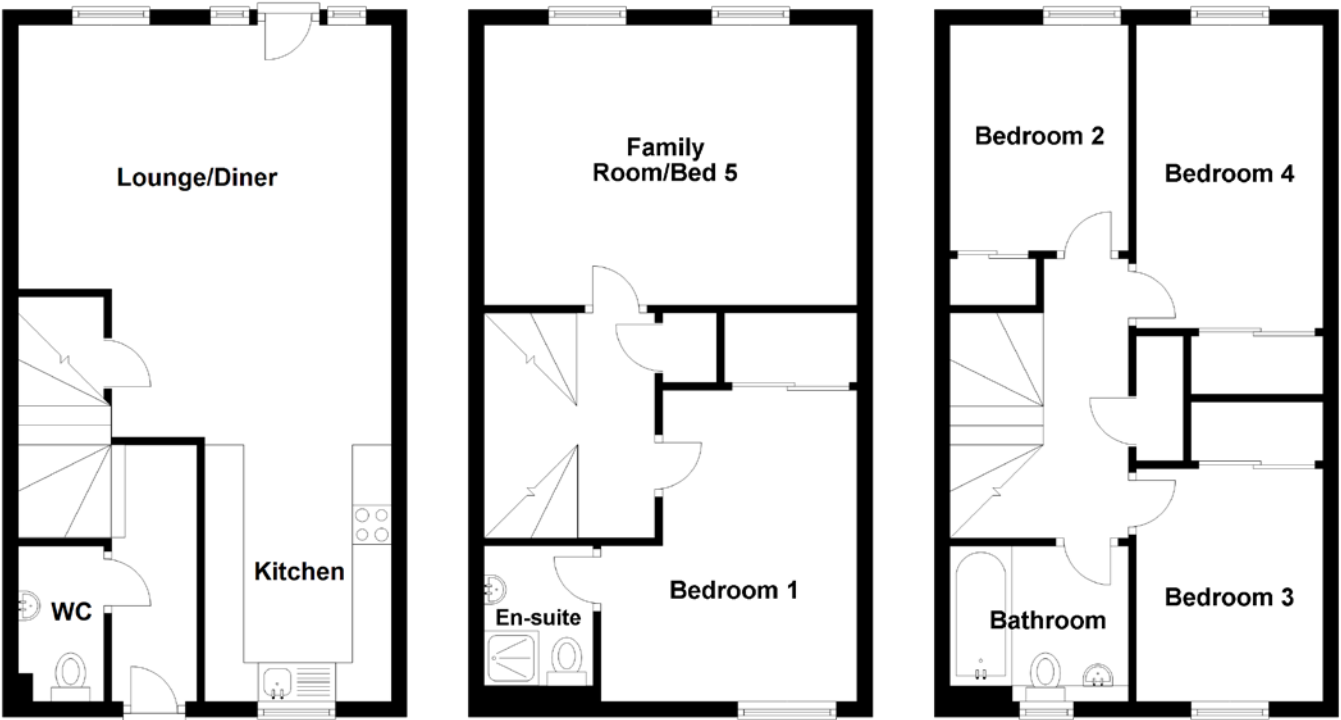
THE GARDENS



PARKING & VIEW



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

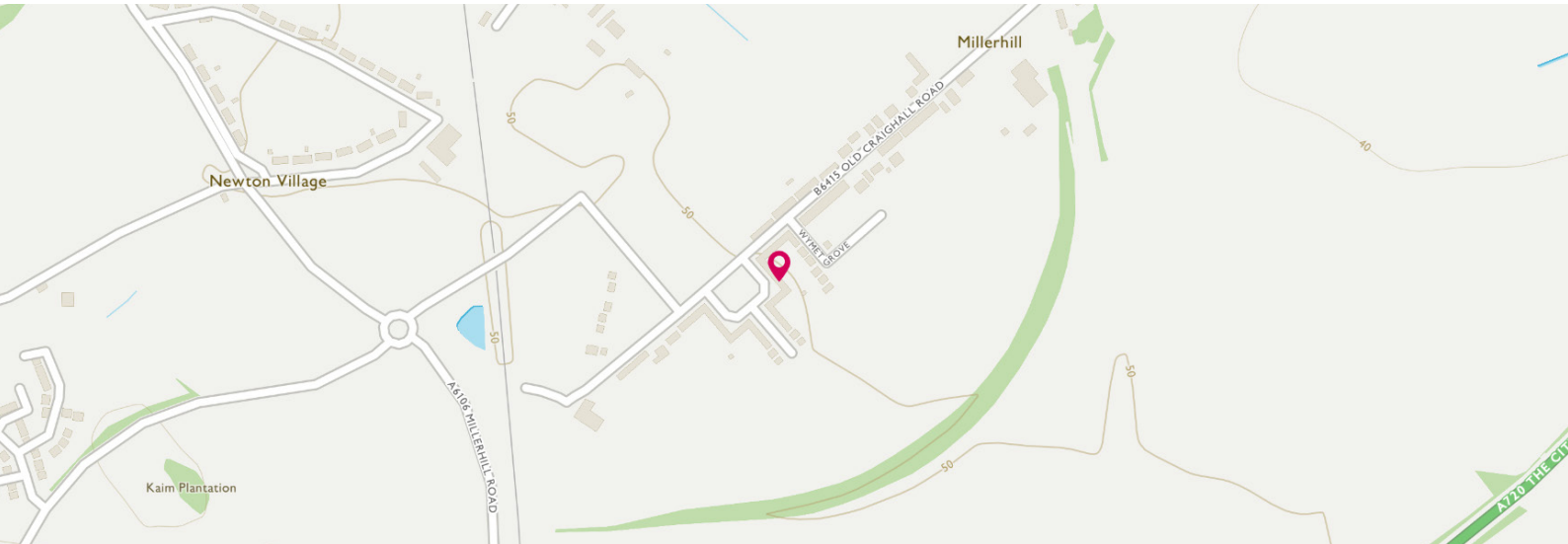
Ground Floor	
Lounge/Diner	5.30m (17'5") x 4.80m (15'9")
Kitchen	3.30m (10'10") x 2.40m (7'10")
WC	2.00m (6'7") x 1.10m (3'7")

First Floor	
Bedroom 1	4.00m (13'2") x 3.30m (10'10")
En-suite	1.70m (5'7") x 1.50m (4'11")
Family Room/Bed 5	4.80m (15'9") x 3.60m (11'10")

Second Floor	
Bedroom 2	2.90m (9'6") x 2.30m (7'7")
Bedroom 3	3.00m (9'10") x 2.40m (7'10")
Bedroom 4	3.90m (12'10") x 2.50m (8'2")
Bathroom	2.30m (7'7") x 1.70m (5'7")

Gross internal floor area (m²): 126m² | EPC Rating: B

Extras (Included in the sale): Selected fixtures and fittings, including; blinds, curtains, light fittings, carpets, and fitted floor coverings. Please note, other items may be available through separate negotiation.



THE LOCATION

Wymet Gardens is part of a contemporary development located on the Old Craighall Road in the popular Midlothian village of Millerhill.





Millerhill has a rural feel while being within easy reach of Edinburgh and a full range of amenities. Some local facilities are available at neighbouring Danderhall with further excellent shopping and leisure facilities to be found at the Fort Kinnaird complex and in Musselburgh which is only a few minutes away by car. The city bypass and main motorway networks are also within easy reach, as is the A7 providing access to the Edinburgh Royal Infirmary and to Edinburgh City Centre itself.



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