




McEwan Fraser Legal
Solicitors & Estate Agents
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12D Wymet Gardens
MILLERHILL, MIDLOTHIAN, EH22 1FL



LOCATION

MILLERHILL, MIDLOTHIAN

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.



12D WYMET GARDENS

MILLERHILL, MIDLOTHIAN

McEwan Fraser is delighted to present this stylish two-bedroom first-floor apartment in the quiet village of Millerhill. Internally, the property is presented in excellent order and can be said to be in 'walk-in' condition. Further benefits include ample parking for residents and visitors, a secure entry system, gas central heating and double glazing.

The accommodation is focused on a large open plan kitchen/living room. Natural bright and tastefully decorated, there is plenty of floor space for an incoming purchaser to create their ideal entertaining space. The kitchen comprises a range of high gloss base and wall mounted units that offer excellent prep and storage space. Gas hob, electric oven, fridge, freezer and washing machine are integrated.

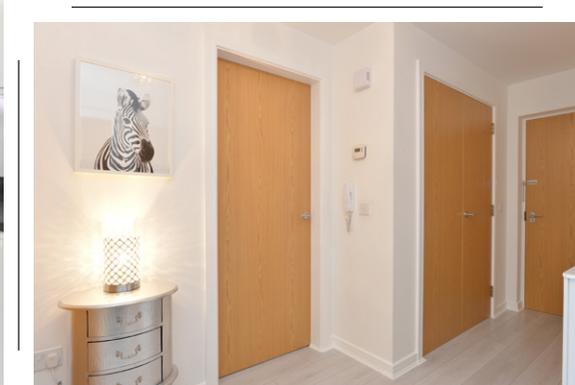
Moving into the central hallway, which includes integrated storage,

you will find two double bedrooms and a main bathroom. The master bedroom is particularly generous with plenty of space for free standing furniture alongside integrated wardrobes. The second bedroom is also a well proportioned and neutrally finished double.

Internal accommodation is completed by the main bathroom boasts stylish partial tiling and includes a three-piece white suite with mains shower over bath.

Externally, the property sits in well maintained communal grounds which are very generous for a development of this type. They aren't just for show and are used extensively by the residents. A real asset.

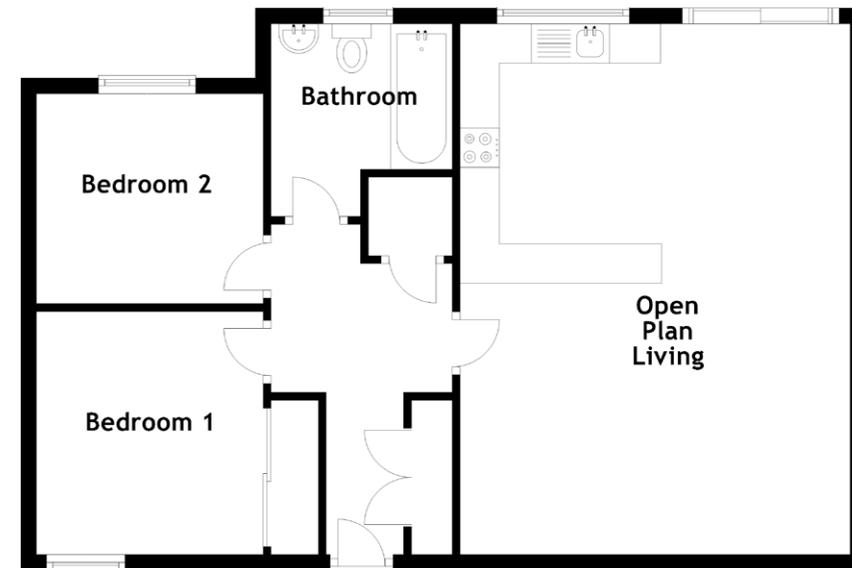
Viewing is highly recommended to appreciate but the proportions and unique situation of this lovely apartment.





SPECIFICATIONS

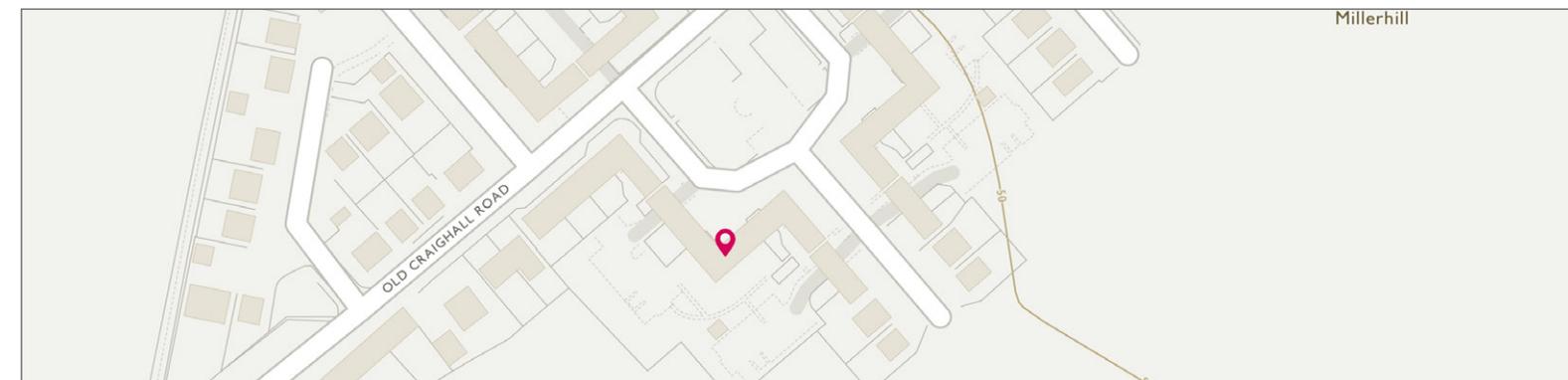
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Open Plan Living	5.80m (19') x 4.97m (16'4")
Bedroom 1	3.09m (10'2") x 2.89m (9'6")
Bedroom 2	2.92m (9'7") x 2.67m (8'9")
Bathroom	2.31m (7'7") x 1.85m (6'1")

Gross internal floor area (m²): 64m²
EPC Rating: B





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