

12B Wymet Gardens

MILLERHILL, DALKEITH, MIDLOTHIAN, EH22 1FL



Immaculately presented two-bedroom ground-floor flat with stylish open-plan living, bike storage and excellent transport links



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this immaculately presented two-bedroom ground-floor flat, located in the highly sought-after Wymet Gardens development in Millerhill. This stylish modern home is offered in true walk-in condition and would be ideal for first-time buyers, young professionals, or those looking to downsize.

THE LIVING ROOM/KITCHEN



The property enjoys a bright and contemporary open-plan kitchen and living area, designed for modern living and entertaining. The sleek kitchen is well-appointed with integrated appliances and ample storage, while the living space offers plenty of room to relax and dine.





There are two well-proportioned double bedrooms, both tastefully decorated, and the accommodation is completed by a modern bathroom fitted with a crisp white three-piece suite. Additional benefits include excellent storage options, bike storage facilities, double glazing, and gas central heating throughout.

THE BATHROOM



BEDROOM 1



BEDROOM 2



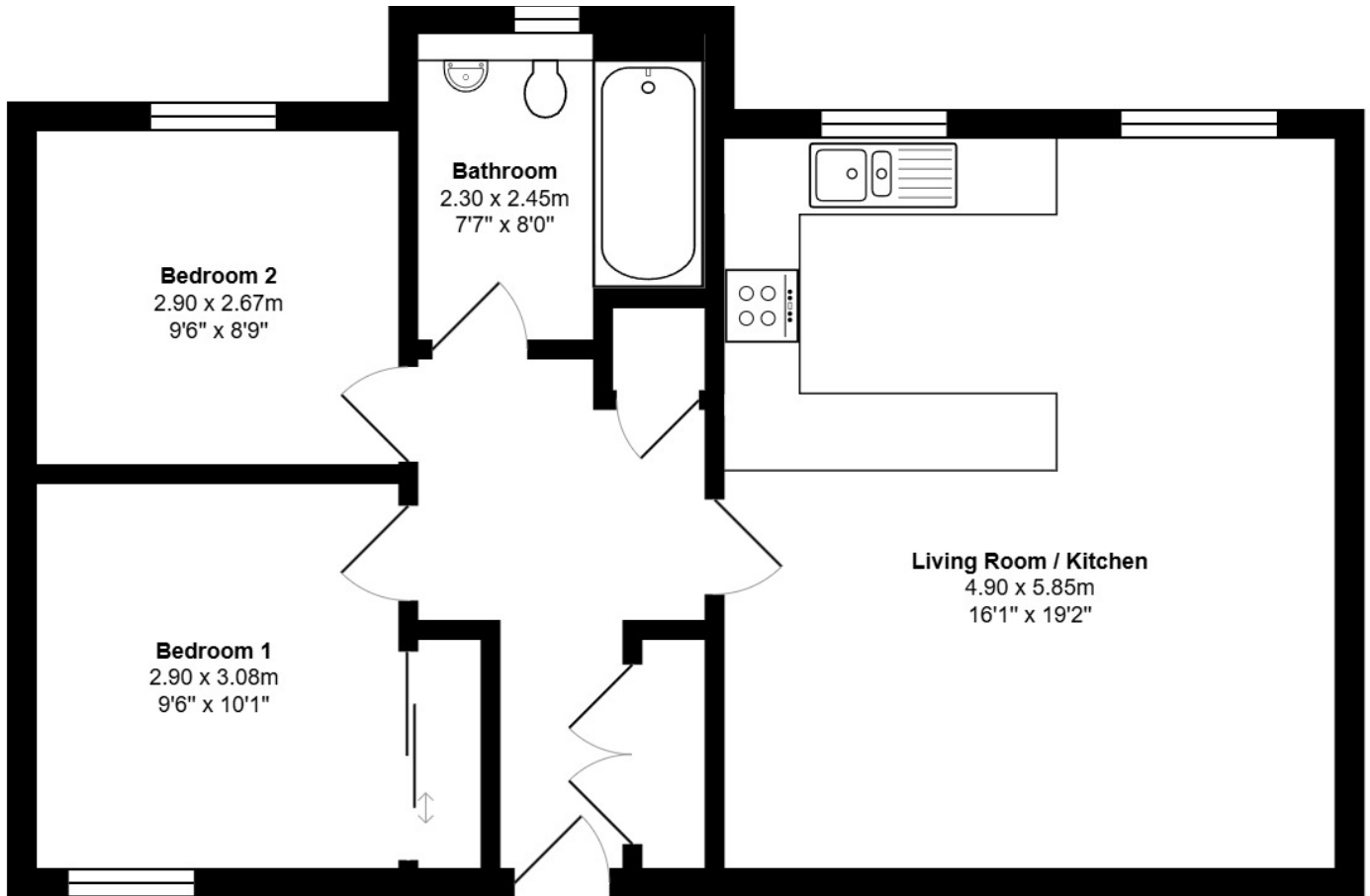
Externally, residents also enjoy well-kept communal grounds, and the development's convenient location provides quick access to local amenities, transport links, and Edinburgh city centre.

Early viewing is highly recommended.

EXTERNALS

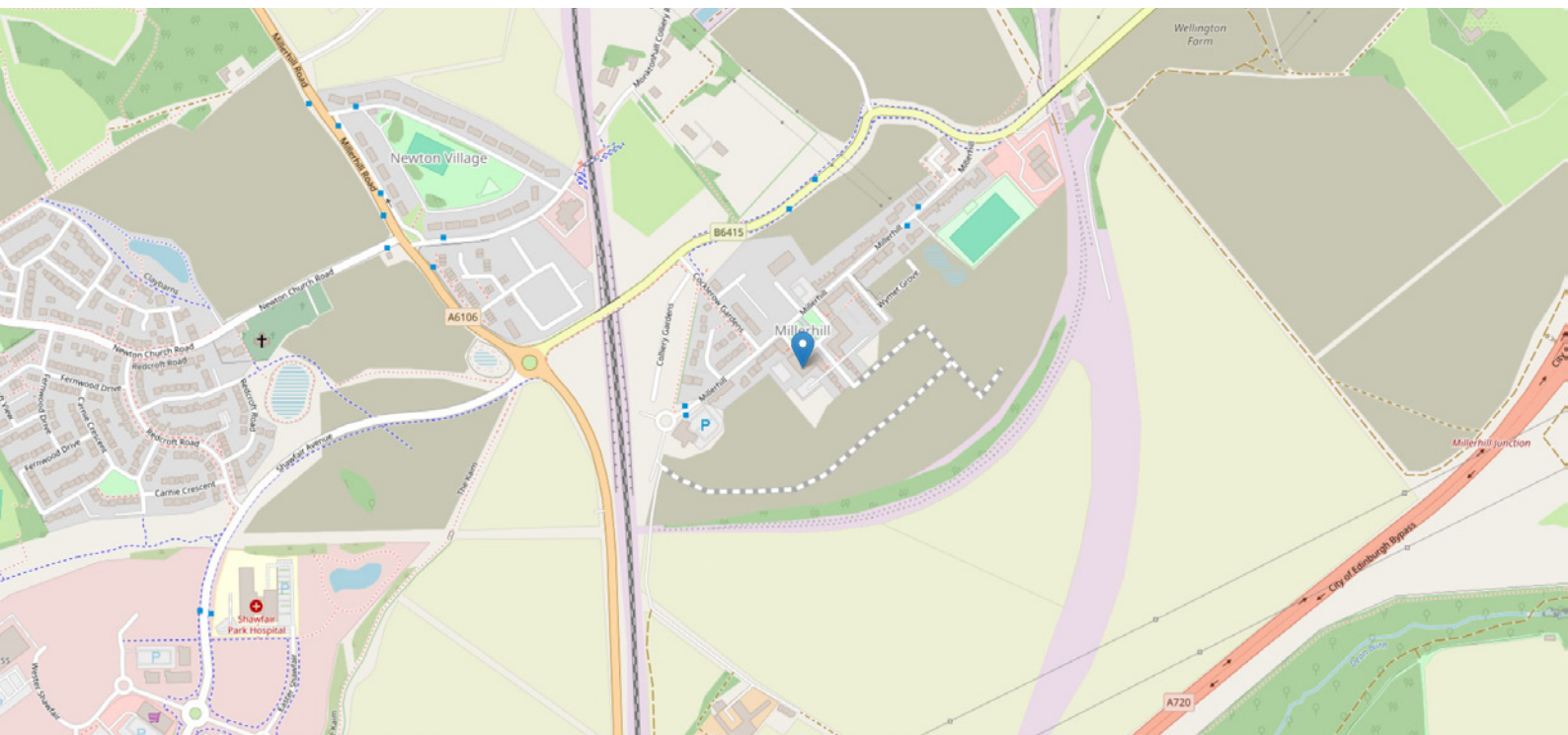


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 66m² | EPC Rating: B



THE LOCATION

Dalkeith is a thriving town in the county of Midlothian, perhaps some eight miles from Edinburgh's city centre. It is surrounded by open countryside and forms part of the crescent of similar small towns stretching from Musselburgh to the east through Dalkeith, Eskbank and Bonnyrigg to Loanhead, Roslin and Penicuik in the west.





Dalkeith itself is an excellent shopping centre, and people travel in from a wide radius to take advantage of its opportunities. A great deal more than normal daily requirements is catered for in this location, and there is also a good choice of banking, building society and post office services.

In recent years, the road network in the area has improved beyond all recognition. As a consequence, the city bypass can be reached in a matter of a few minutes, and thereafter, every major trunk route is within the easiest possible reach. Dalkeith may therefore be a convenient location for anyone who needs to travel throughout the motorway networks of east, west and central Scotland, perhaps in connection with their job. There is a regular and frequent bus service to Edinburgh's city centre, and the trip can often take less than twenty minutes except at peak times.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JAMIE MCINTOSH
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

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