



3 Wymet Gardens, Millerhill, Dalkeith, Midlothian, EH22 1FL

Beautifully Presented Four-Bedroom, End-Terraced Townhouse with Allocated Parking

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Property Description

Bright, beautifully presented, and modern four-bedroom end-terrace townhouse arranged over three floors, complete with an allocated parking space. Situated within the sought-after and expanding Miller Grange development in Shawfair, to the south-east of Edinburgh city centre.

The accommodation comprises an entrance hall, open-plan family/dining/kitchen area, living room, principal bedroom with en-suite, three versatile bedrooms, a family bathroom, and a convenient ground-floor WC.

Elegantly finished throughout, featuring a contemporary kitchen and bathrooms, high-quality LVT flooring, and modern lighting and fittings. Further benefits include gas central heating, double glazing, multiple TV connection points, and excellent storage options, including a floored loft.

Externally, the property offers low-maintenance gardens with a front patio and a professionally landscaped rear garden with a large shed and gated access to the residents' car park.

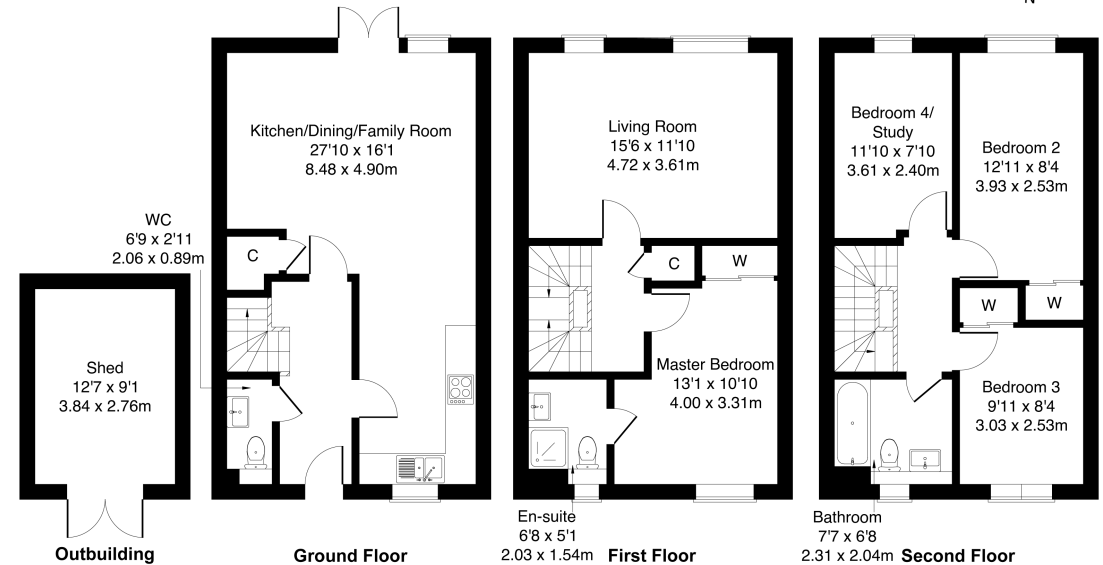
A stylish entrance welcomes you into this beautifully presented home, where a convenient WC leads through to a bright open-plan living and dining area featuring contemporary flooring, light décor, and a striking feature wall with a wall-mounted TV point. The modern kitchen sits to the rear, complete with dark wood-effect countertops, matching upstands, a stainless steel sink, integrated oven, gas hob with canopy, dishwasher, and space for an additional appliance. From the living room, doors open directly to a private garden—perfect for entertaining.

Upstairs, the first floor offers an additional living room with a feature wall and TV point, along with a spacious master bedroom featuring built-in mirrored wardrobes and a stylish en-suite shower room with an electric shower and ladder-style radiator. The top floor hosts bedrooms two, three, and four, all finished with contemporary flooring and light décor, and features mirrored built-in wardrobes for ample storage in bedrooms two and three. Completing this impressive home is a modern family bathroom with a three-piece suite, a shower over bath, and a ladder-style radiator.



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Approximate Gross Internal Area: (1453 sq ft - 135 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Situated just south of Edinburgh, Millerhill Grange presents an appealing collection of new homes that combine the charm of country living with excellent road and rail connections to Edinburgh, the Borders and beyond. The development is conveniently close to the impressive new town centre, offering offices, shops and a range of dining options, and benefits from access to quality local schools. Surrounded by beautiful countryside, residents can enjoy an extensive network of walking and cycling routes through landscaped green spaces, woodland trails and open water.

Forming part of the wider, fast-growing town of Shawfair, the new Millerhill community will include generous green areas and a welcoming village square, and lies just minutes from the new Shawfair rail station for easy travel to the city and beyond. Perfectly positioned on the edge of Edinburgh, close to the city bypass and bordered by scenic countryside, this thoughtfully designed community will feature a wealth of new amenities, including schools, shops, parks, a library and a community forest.





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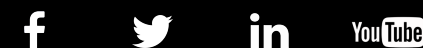
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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