



## 14c Wymet Gardens, Millerhill, Dalkeith, Midlothian, EH22 1FL

Immaculately Presented, Two-Bedroom, First-Floor Flat, with Allocated Parking

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# Property Description

Immaculately presented, two-bedroom, first-floor flat, with an allocated parking space. Set in a modern, residential development, located in popular Millerhill to the North of Dalkeith.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms and a bathroom.

Tastefully finished and in move-in condition, highlights include a modern integrated kitchen, with appliances, and a stylish fitted bathroom. In addition, there is double glazing, gas central heating, and good storage provision.

Externally, the flat benefits from well-maintained grounds and a convenient location close to excellent road and rail links.

A welcoming entrance hall, with storage, is finished with light, neutral decor and carpeting and leads towards a living and dining room, filled with natural light from generous, dual-aspect glazing. The stylishly presented reception room offers a spacious, versatile floor plan for both comfortable lounge furniture as well as a dining table and chairs. Next door, a kitchen is fitted with contemporary gloss-white units and wood-effect worktops, with appliances including an integrated oven, a gas hob, a stainless-steel canopy, a washing machine and a freestanding fridge/freezer.

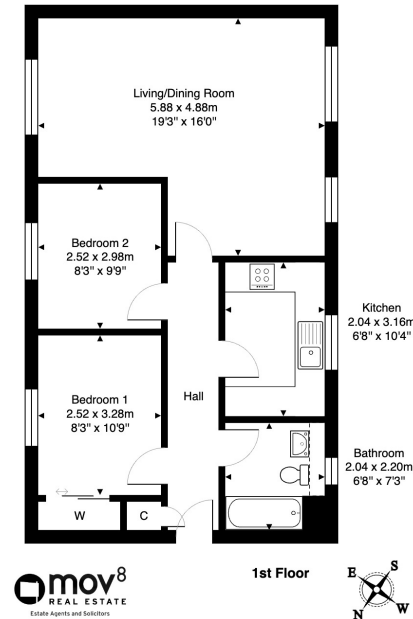
Two double bedrooms continue the tasteful presentation and generous proportions of the living space, with the main bedroom benefiting from built-in wardrobe storage and bedroom two offering a flexible space, with options for use.

Completing the home, a good-sized, naturally lit bathroom comprises a modern three-piece suite, a shower-over-bath and tiled splash walls.

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Approximate Gross Internal Area: 61.9 m<sup>2</sup> ... 666 ft<sup>2</sup>

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



# Area Description

Eskbank and Dalkeith are situated in Midlothian, some eight miles from Edinburgh city centre, and offer excellent local amenities throughout, including Morrison's and Lidl supermarkets. Conveniently located, the city bypass can be reached in a few minutes, providing excellent commuter links to central Edinburgh, the surrounding areas, and to some of Edinburgh's largest retail parks. Straiton

Retail Park provides a Sainsbury's supermarket, Boots, an M&S food store and other high-street names along with one of Scotland's two IKEA stores. With good local schooling available from primary to secondary level, the area benefits from a regular public transport service operating to and from Edinburgh and beyond.





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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

## Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

