



47 Hyvot Loan

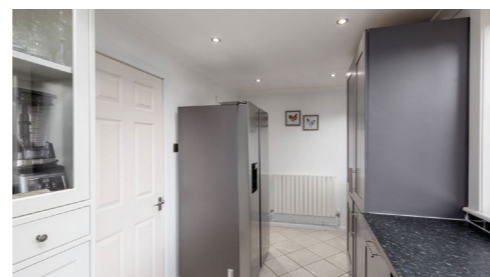
Gilmerton, Edinburgh, EH17 8NP

CALL US ON 0131 447 4747

47 Hyvot Loan, Gilmerton, Edinburgh, EH17 8NP

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall.
- Attractive & good sized living room with feature fireplace.
- Space for table & chairs.
- Modern fitted kitchen again with space for table & chairs.
- Understairs storage cupboard.
- Access to rear garden.
- Upper landing with access to attic storage space.
- Well presented & generously proportioned double bedroom with fitted wardrobes.
- Further double bedroom with storage.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing
- Private garden & driveway to front.
- Southwest facing rear garden.
- Shared vennel.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

An immaculately presented mid-terraced villa situated within the popular Gilmerton district of the city, a short journey to the south of Edinburgh City Centre and close to an excellent range of local amenities. The property is brought to the market in move in condition and would be an ideal purchase for a first time buyer/young couple.

COUNCIL TAX BAND - B.
TRAIN STATION - APPROXIMATELY 4.8 MILES TO EDINBURGH WAVERLEY TRAIN STATION.
AIRPORT - APPROXIMATELY 12 MILES TO EDINBURGH AIRPORT.
BUSES - WITHIN 200 METRES.

LOCATION

Gilmerton is a long-established and sought after residential area which lies approximately four miles to the South of the city centre and offers an excellent range of local amenities. The thriving community is now well served by independent shops with further shopping facilities available at nearby Cameron Toll Shopping Centre, Fort Kinnaird, and Straiton Retail Park. Morrisons and Aldi are also close by. With excellent public transport links into the city centre and other areas of Edinburgh, Gilmerton is ideally positioned to enjoy the wealth of leisure facilities and cultural attractions offered in and around Edinburgh. There are excellent sport and recreational facilities including nearby Gracemount Leisure Centre, the Commonwealth Swimming Pool and Gym, the Braid, Pentland Hills and Burdiehouse Park, and a wide range of golf courses. There are state and independent schooling options, with early years, primary and secondary education close by. The Royal Infirmary is just a five-minute drive away and the property is ideally located for commuters, with quick and easy access to the Edinburgh City Bypass, which connects to the M8/M9 motorway networks, Forth Road Bridge, Edinburgh airport and beyond.

EXTRAS: ALL FITTED FLOOR COVERINGS, SOME LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD & DISHWASHER. THE FREESTANDING WASHER/DRYER AND FRIDGE/FREEZER ALONG WITH THE BOOKCASES WITHIN THE LIVING ROOM, THE DESK WITHIN BEDROOM TWO, KITCHEN UNIT AND GARDEN SHED MAY ALL BE AVAILABLE THROUGH NEGOTIATION.



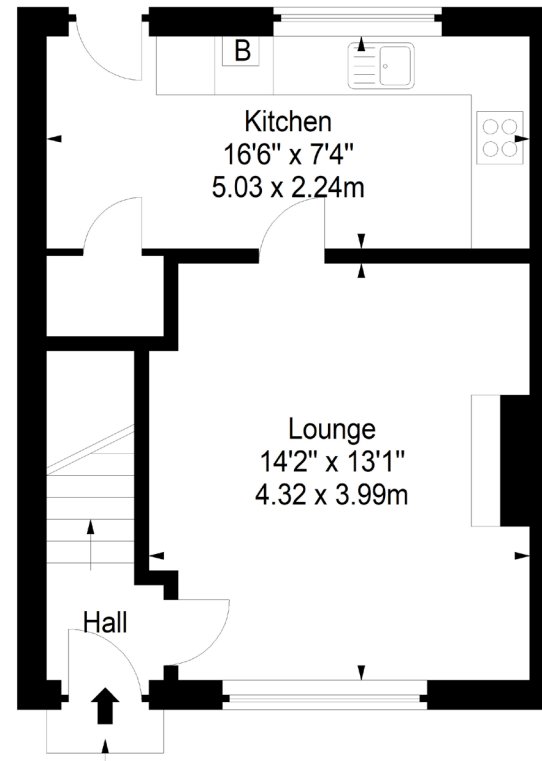
Hyvot Loan,
Edinburgh,
Midlothian, EH17 8NP



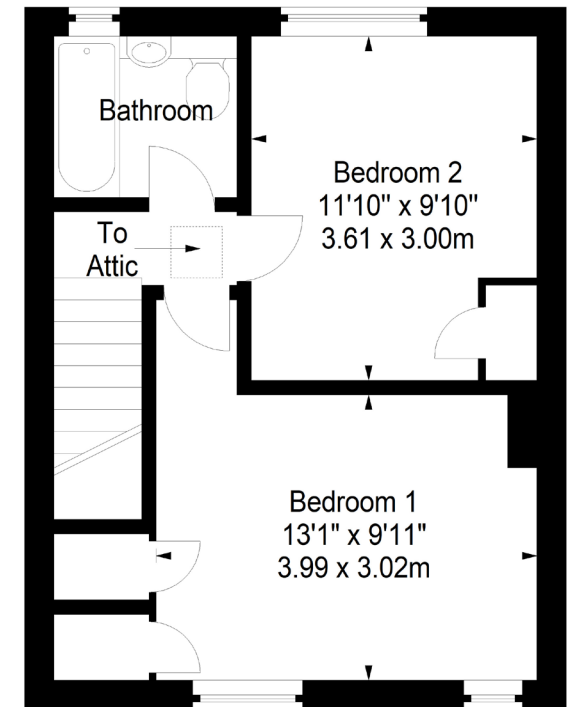
Approx. Gross Internal Area
729 Sq Ft - 67.72 Sq M
For identification only. Not to scale.
© SquareFoot 2024



ENERGY PERFORMANCE
CERTIFICATE RATING D



Ground Floor



First Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.