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Offers Over

£155,000

2/8 Hyvot Green

Gilmerton | Edinburgh | EH17 8PH

A superb opportunity has arisen to acquire this impressive two bedroom top floor flat pleasantly positioned within the popular Gilmerton district. Boasting stunning panoramic views of Edinburgh's gorgeous skyline whilst being situated close to excellent amenities and transport links, the property offers an ideal opportunity for both first-time buyers and buy-to-let investors.

-  2 beds
-  1 public
-  1 bathroom
-  Communal garden
-  Unallocated residents parking
-  EPC Band - D
-  Council Tax Band - B



virtually staged by **HOMELi**

Description

Internally, the property is presented in true move-in condition while briefly comprising of; welcoming entrance hallway with useful storage provisions, open-plan lounge/ kitchen/diner with a range of integrated white goods, breakfast bar, lovely dual-aspect, good storage provisions, and a private balcony with stunning panoramic views over Edinburgh, generous front-facing double bedroom with ample room for freestanding furniture, second sizeable double bedroom with more gorgeous views across the City, and a fully-tiled bathroom suite with an over-bath shower.

Further benefits include a secure door entry system, gas central heating and double glazing throughout.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and extractor hood, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the rear and side of the property lies a well-maintained communal garden for residents to enjoy. There are also two private lock-up storage cupboards within the communal close. For the car owner, there is unallocated residents parking to accommodate both residents and visitors.

Viewing

By appointment through Neilsons 0131 625 2222.





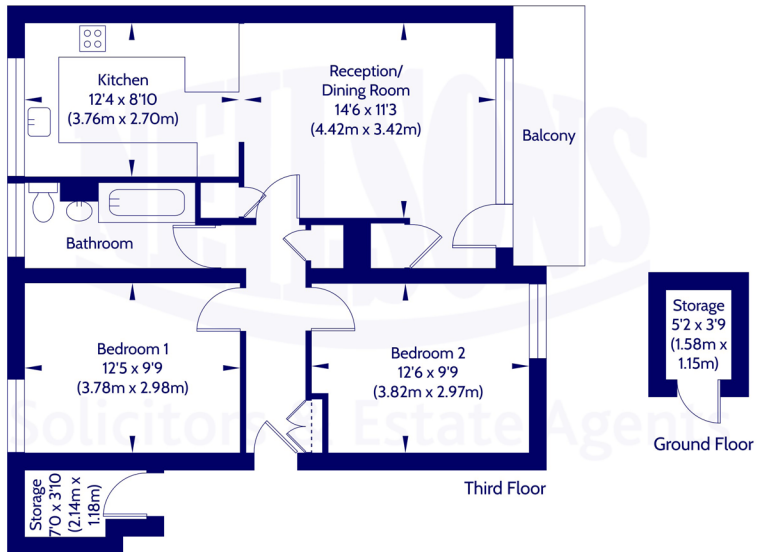
Location

Hyvot Green forms part of the popular district of Gilmerton which lies to the south of the City Centre. The property is well placed for access to many local shops and services including a Morrison's, Aldi and Lidl supermarket all just a short distance away. The Cameron Toll shopping centre together with Straiton retail park are both close by offering a more extensive range of shopping requirements. Great public transport services at the close at hand Lasswade Road and Gilmerton Dykes Street operate to and from the City Centre and surrounding areas with the City Bypass only a short drive away linking the main Scottish motorway network system. Recreational facilities in the area include lovely walkways within the nearby Burdiehouse Burn, Gracemount Leisure Centre is on hand with gym with swimming pool, Hillend dry ski-slope together with a number of golf courses and bowling clubs. Schooling in the vicinity is available from nursery to secondary level.





Approx. Gross Internal Floor Area 64.63 Sq M / 696 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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