



Solicitors & Estate Agents



Offers Over

£165,000

2/3 Hyvot Green

Gilmerton | Edinburgh | EH17 8PH

A superb opportunity has arisen to acquire this impressive two-bedroom first-floor flat, quietly positioned within the ever-popular Gilmerton district of Edinburgh. Enjoying stunning panoramic views across Edinburgh's iconic skyline, the property offers bright and well-proportioned accommodation, making it an ideal purchase for first-time buyers, professionals or buy-to-let investors. Conveniently located close to excellent local amenities, reputable schooling and superb transport links, this attractive home combines comfortable living with a highly accessible location.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Unallocated Parking
-  Communal Gardens
-  EPC Rating – D
-  Council Tax Band - B



Description

The accommodation is accessed via a welcoming entrance hallway, complete with ample built-in storage. The spacious dual-aspect reception room is flooded with natural light and provides generous space for both lounge and dining furniture. A private balcony extends from the living area, creating the perfect spot to relax while taking in the far-reaching views across the city. Attractive laminate flooring and neutral décor complete this inviting living space. The separate kitchen is fitted with a range of wall and base units, complemented by tiled splashbacks, and offers space for a selection of freestanding appliances, providing a practical and functional area for everyday cooking. There are two well-proportioned double bedrooms, both presented in neutral décor with fitted carpets, offering comfortable and versatile accommodation. The fully tiled bathroom is fitted with a modern white three-piece suite and benefits from an electric shower positioned over the bath.

Further benefits include electric central heating, double glazing and two private lock-up storage cupboards located within the communal stair.

The communal areas are managed and maintained by Wheatley Homes at a cost of approx. £40 per quarter.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Well-maintained communal gardens to the rear and side of the building provide pleasant outdoor space for residents to enjoy. There is also unallocated residents' parking available, with additional spaces for visitors.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

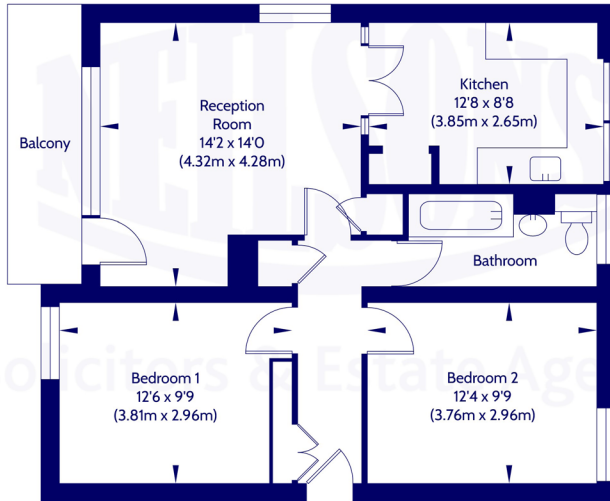
Hyvot Green forms part of the well-established and popular residential district of Gilmerton, situated to the south of Edinburgh City Centre. The property enjoys excellent local amenities, including Morrisons, Aldi and Lidl supermarkets, all within easy reach, while Cameron Toll Shopping Centre and Straiton Retail Park offer an extensive range of high street retailers, supermarkets, restaurants and leisure facilities. Excellent public transport services operate nearby along Lasswade Road and Gilmerton Dykes Street, providing regular links to the City Centre and surrounding areas, with the Edinburgh City Bypass only a short drive away, offering swift access to Scotland's motorway network. Recreational opportunities are plentiful, including scenic walks through Burdiehouse Burn Valley Park, Gracemount Leisure Centre with its gym and swimming pool, Hillend Snowsports Centre, together with several golf courses and bowling clubs. Well-regarded schooling is available locally from nursery through to secondary level, making this an excellent location for a wide range of purchasers.





Approx. Gross Internal Floor Area 64 Sq M / 685 Sq Ft.

1st Floor



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.



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