



7 Hyvot Court
GILMERTON | EDINBURGH | EH17 8QZ


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Nestled on a quiet cul-de-sac in the heart of Gilmerton, moments from excellent amenities, quick transport links and vast open green spaces is this spacious terraced house. Boasting private front and rear gardens, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with generous dining space and sliding doors out to the rear garden, a large kitchen with breakfast bar and downstairs is completed by a useful W/C. Following up a carpeted staircase the upper level enjoys two well-proportioned double bedrooms (both with built-in wardrobes) and the home is completed by a stylish shower room. Externally the long rear garden is mainly paved ideal for low maintenance and al fresco entertaining with a section with artificial turf. Ample on street parking is available.

- Quiet cul-de-sac in well-connected location
- Front and rear garden and on street parking
- Welcoming hallway
- Bright lounge
- Large kitchen
- Downstairs W/C
- Two spacious double bedrooms
- Stylish shower room
- Gas heating and double glazing

Energy Rating C, Council Tax B

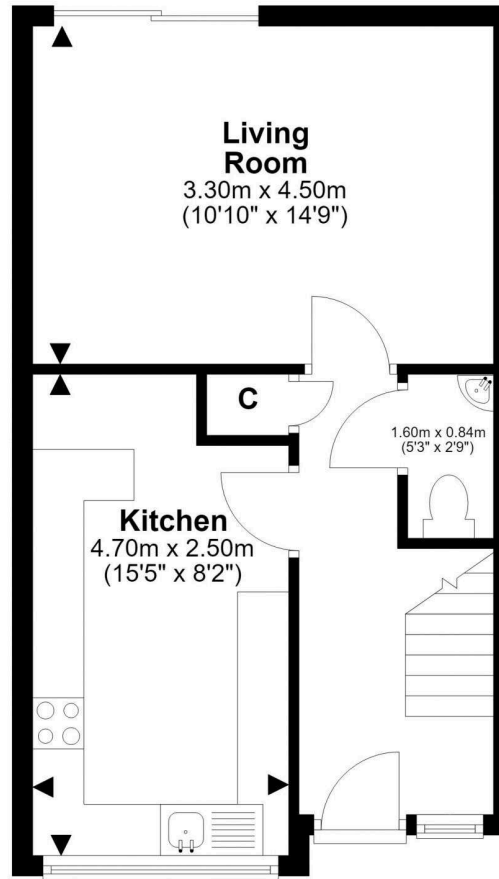
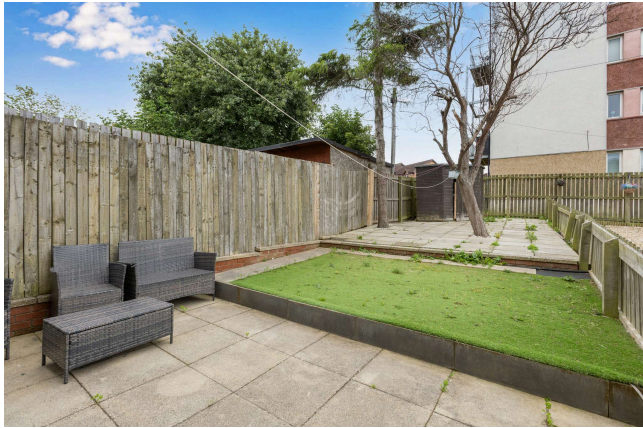
All fixtures, fittings, curtains, blinds and kitchen appliances are included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



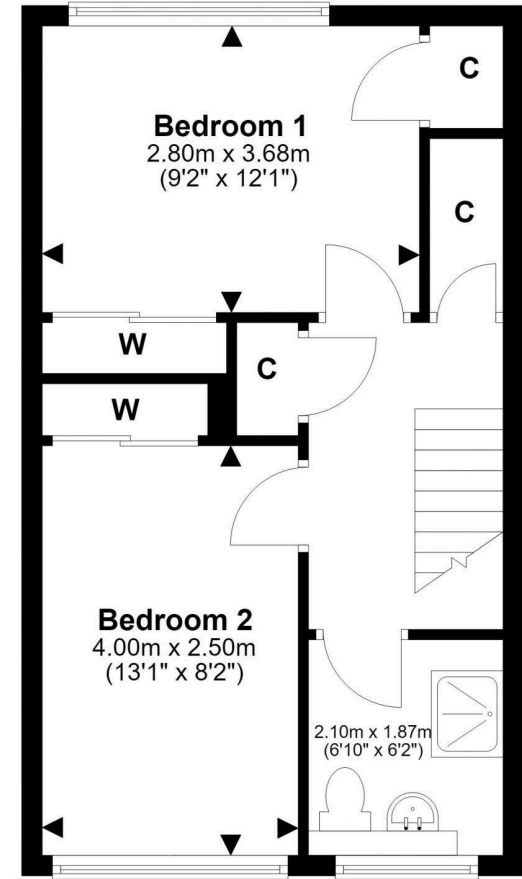
The subjects are located in the popular Gilmerton area of Edinburgh, which lies to the south of the city centre. The property is well positioned to take advantage of a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre, Straiton and Fort Kinnaird retail parks, The Royal Infirmary and Liberton hospital are also close by. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas including night and airport buses. The city bypass and main motorway networks are also within easy reach.





Ground Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



First Floor