



1/10 Hyvot Park, Edinburgh, EH17 8PR
Offers over £155,000



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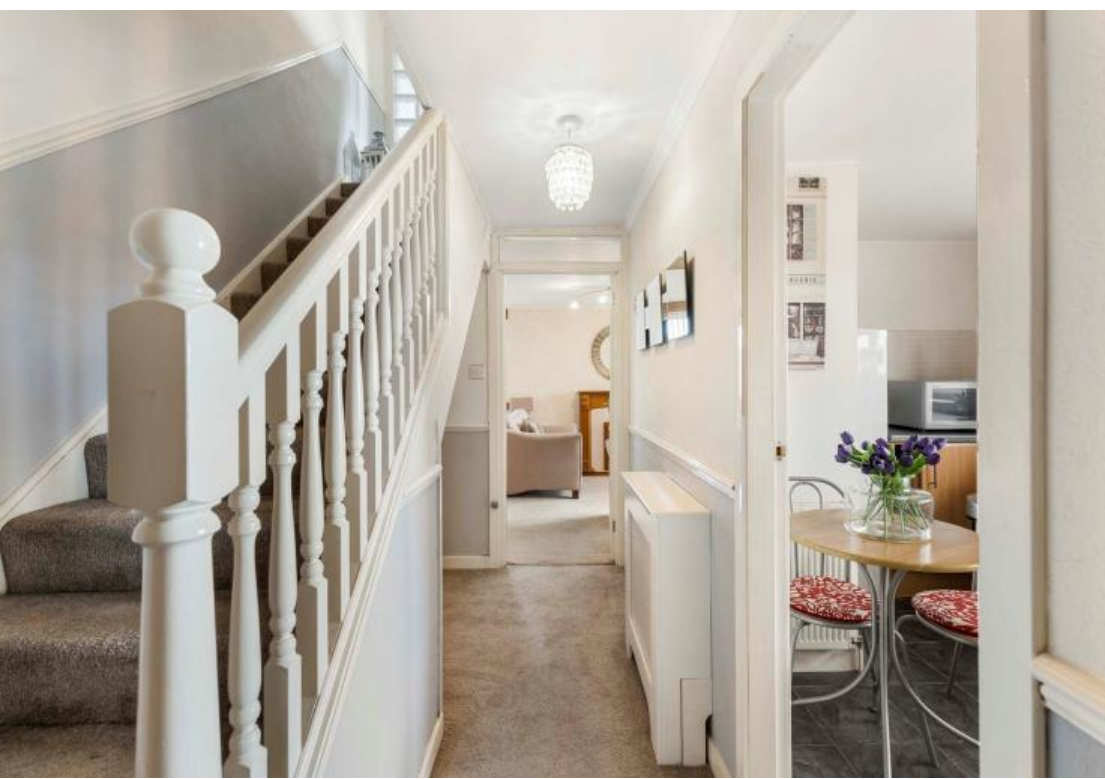
Spacious two-bedroom top-floor maisonette with private balcony and stunning views

1/10 Hyvot Park is a generously proportioned two-bedroom top-floor maisonette, offering well-planned accommodation over two levels, ample off-street parking and a fantastic private balcony with some truly impressive views across Edinburgh.

The property has a spacious separate living room, with sliding doors leading directly out onto the private balcony. This is undoubtedly one of the property's standout features, providing a lovely space to sit and enjoy the far-reaching views towards the Pentland Hills, Arthur's Seat and Edinburgh Castle.

The separate kitchen is also spacious, providing plenty of room for cooking and everyday dining.

Upstairs, there are two good-sized double bedrooms along with a shower room. The bedrooms offer comfortable and versatile accommodation, with plenty of space for furniture and storage.







Externally, there is ample off-street parking, while the property is conveniently located close to a bus stop, providing excellent transport links for those commuting into Edinburgh and surrounding areas.

Gilmerton is a popular residential area with a wide range of amenities close by, including local shops and everyday conveniences. Edinburgh city centre and the City Bypass are also easily accessible, making the property well positioned for both city living and commuting.

With its generous room sizes, private balcony, exceptional views, ample parking and convenient location, 1/10 Hyvot Park would make an excellent home for a first-time buyer, couple or small family.





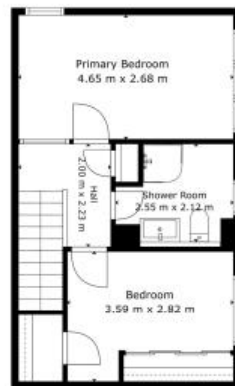
1/10 Hyvat Park,
Edinburgh, EH17

Approx. Gross Internal Area:
796.529 Sq Ft (74 Sq M)

For identification purposes only. Not to scale.



Ground Floor



1st Floor

Gilmerton is a popular residential area in the south of Edinburgh, offering a convenient combination of local amenities, good transport links and easy access to the city centre. The area has a range of shops, supermarkets, cafés, takeaways and other everyday amenities, with further shopping and leisure facilities available nearby. There are excellent public transport links throughout Gilmerton, with regular bus services providing convenient connections into Edinburgh city centre and surrounding areas. The City Bypass is also easily accessible, making Gilmerton particularly well placed for commuters travelling across Edinburgh and beyond. For families, there are several schools and green spaces in and around the area, while nearby Straiton provides a wider selection of retail and leisure facilities. The area also benefits from being within easy reach of some of Edinburgh's beautiful outdoor spaces, including the Pentland Hills. Gilmerton offers a well-connected and convenient setting, making it a popular choice for a wide range of buyers looking for easy access to Edinburgh while still enjoying a well-established residential community.

Get in touch



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Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.