

**9/12 Hyvot Park
Edinburgh EH17 8PS**

Offers Over £170,000

- Exceptional 3 bed maisonette
- Lounge with balcony access
- Balcony with views
- Dining kitchen
- 3 double bedrooms
- Family bathroom
- Double glazing & gas warm air heating
- Private, secure storage cupboard accessed from main stairwell.
- On street parking & communal drying green

Council Tax Band: B

Tenure: Freehold

Annual Service Charge: £100



1



3



1



EPC C



Exceptional 3 bed Maisonette

Presented in walk-in condition, this exceptional 3 bed top-floor maisonette offers bright, generously proportioned accommodation arranged over two levels. The property benefits from a well-balanced layout, with comfortable living space complemented by three good-sized bedrooms, making it well suited to a variety of buyers including families, professionals and first-time purchasers seeking additional space.

The property opens with a welcoming entrance hallway featuring useful understairs storage. The spacious lounge enjoys direct access to a private balcony, where spectacular panoramic views across the city towards Arthur's Seat provide a stunning backdrop and create the perfect setting for relaxing or entertaining. The stylish kitchen/diner is fitted with an excellent range of wall and base units, providing generous storage and ample worktop space. Complete with an electric oven and gas hob, it offers a practical and functional layout, making it ideal for everyday living while also providing plenty of space for dining. Also located on the ground floor is a well-proportioned double bedroom, offering flexible accommodation that could equally serve as a guest room or home office. A staircase leads to the upper level, where there are a further two generously proportioned double bedrooms, one of which benefits from built-in wardrobes. Completing the accommodation is the family bathroom, fitted with a modern three-piece suite incorporating a shower over the bath. Further benefits include gas warm air heating and double glazing.

Externally the property benefits from well maintained communal green and unrestricted on street parking. There is a private, secure storage cupboard, accessed via the stairwell offering further additional, convenient and practical storage.

Please note there is a quarterly payment of £25 to Wheatley Homes in respect of the upkeep of the garden areas.

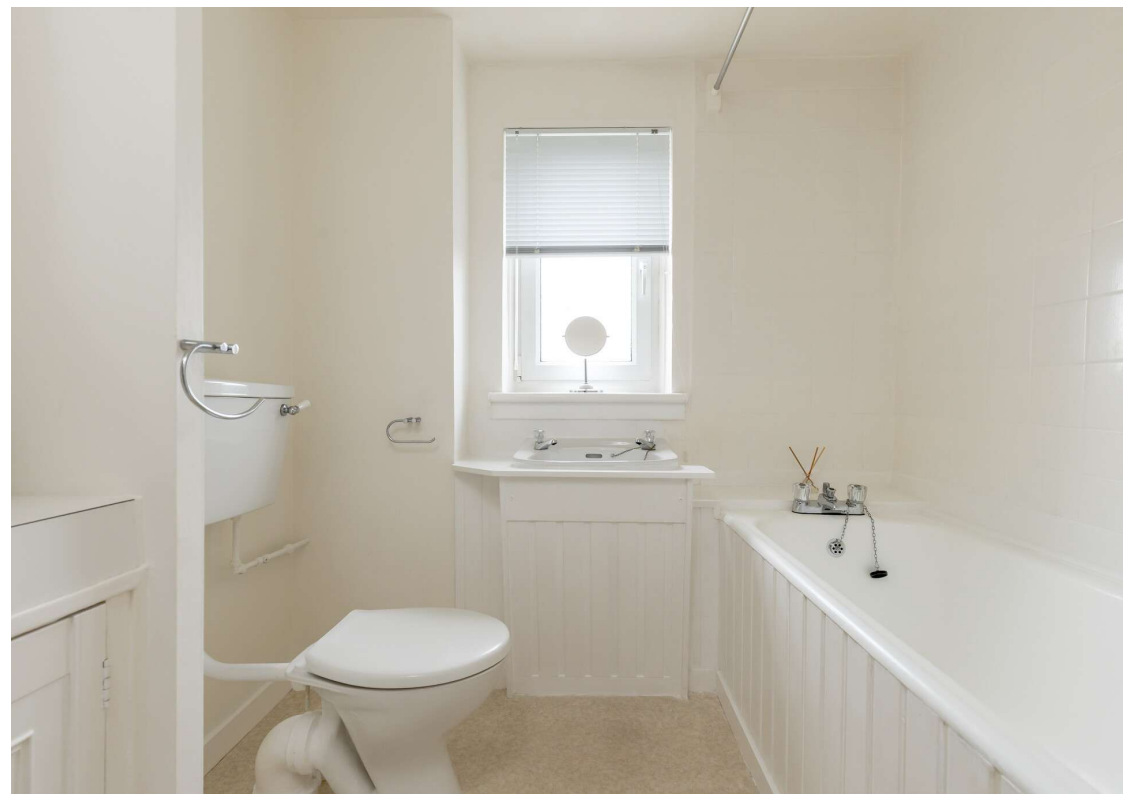
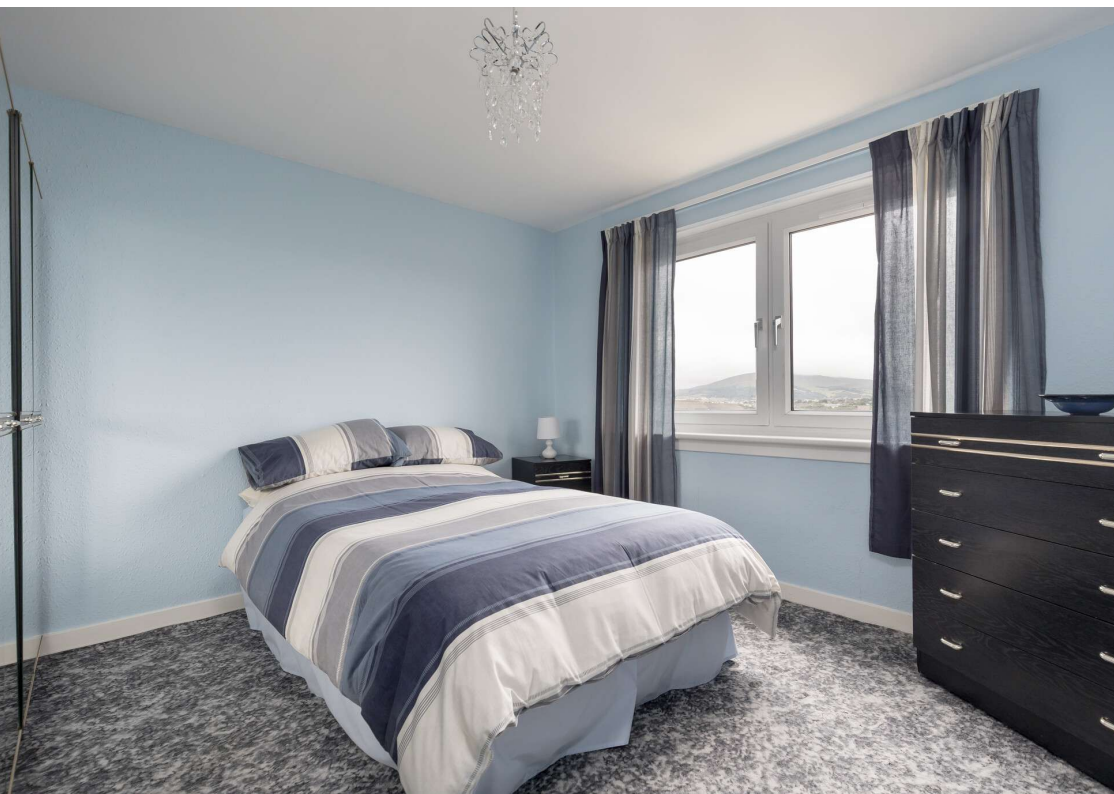
Gilmerton is a popular residential area located to the south of Edinburgh City Centre, offering an excellent balance of suburban living and everyday convenience. The area is well served by a wide range of local amenities, including supermarkets, independent retailers, cafés, and leisure facilities, with further shopping available at nearby Cameron Toll Shopping Centre and Straiton Retail Park.

The property benefits from excellent transport links, with regular bus services providing easy access to the city centre and surrounding areas, while the Edinburgh City Bypass is within easy reach, offering convenient connections to the motorway network, Edinburgh Airport, and beyond.

The area is also well regarded for its selection of parks and green spaces, as well as its proximity to the Pentland Hills Regional Park, providing a wealth of outdoor and recreational opportunities. A range of well-regarded primary and secondary schools are nearby, making Gilmerton an attractive location for first-time buyers, professionals, and families alike.

Viewing by appointment 0131 337 1800

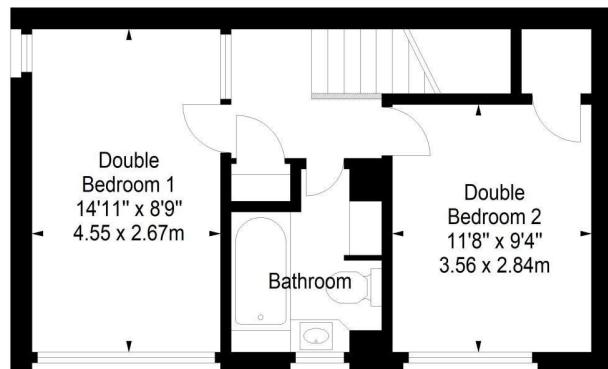
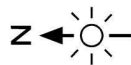




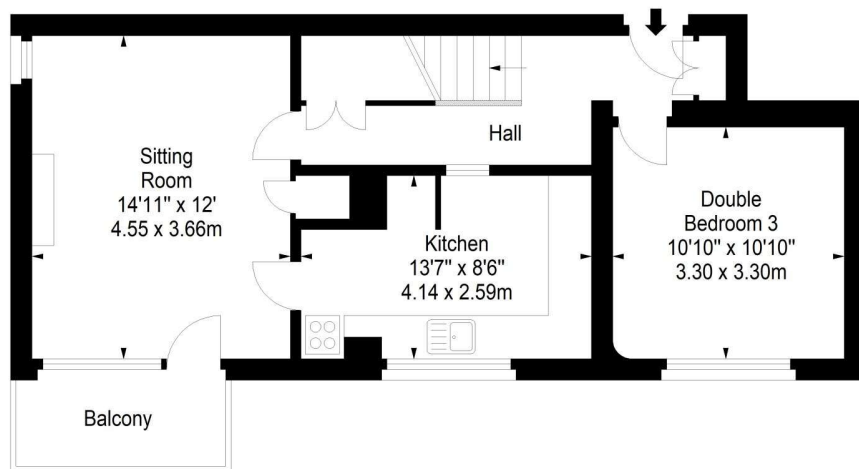
**Hyvot Park,
Edinburgh,
Midlothian, EH17 8PS**



Approx. Gross Internal Area
933 Sq Ft - 86.68 Sq M
For identification only. Not to scale.
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Fourth Floor



Third Floor



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