

6 Hyvot Green

GILMERTON, EDINBURGH, EH17 8PH



*BEAUTIFUL END-TERRACE
TWO-BEDROOM HOUSE*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser is delighted to present this beautiful end-terrace two-bedroom house to the market. Internally, the property is presented in superb condition and offers excellent proportions throughout. Benefits include gas central heating, double glazing, off-street parking, and a generous west-facing rear garden which is a perfect summer sun trap.

The accommodation is focused on a generous living room that overlooks the rear garden. Tastefully decorated and boasting laminate flooring, the living room runs the full width of the house and gives plenty of space for a variety of different furniture arrangements. This will give the new owner plenty of flexibility to create their ideal entertaining space. A large patio door let in ample natural light and opens to the rear garden.

The Property



The contemporary kitchen has a full range of base and wall-mounted units that offer plenty of prep and storage space for the aspiring chef. A five-ring gas hob and an electric oven are integrated and space is provided for further freestanding appliances including an American-style fridge freezer.





Climbing the stairs, the first-floor landing has integrated storage and gives access to two generous double bedrooms and a bathroom. Bedroom one is a bright neutral double with laminate flooring, an integrated wardrobe, plenty of space for supporting furniture, and a lovely view of the Pentland Hills. Bedroom two is also neutrally decorated and also includes an integrated wardrobe.





Bedroom 2

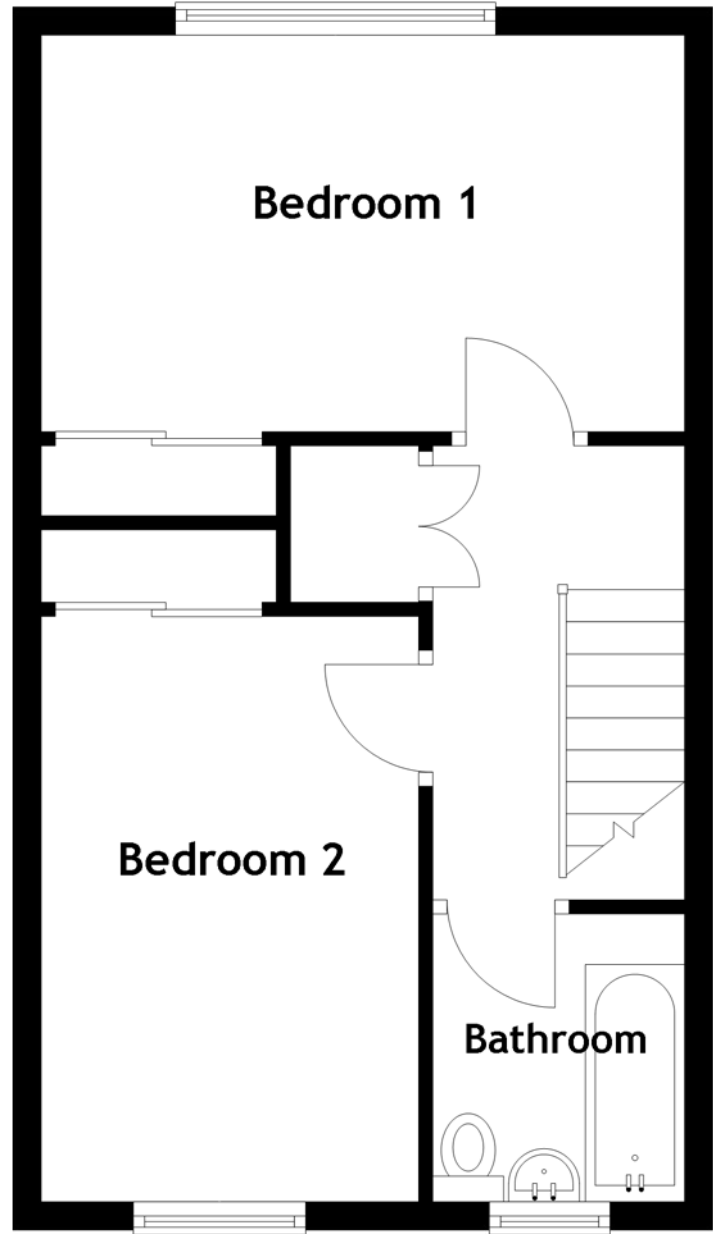
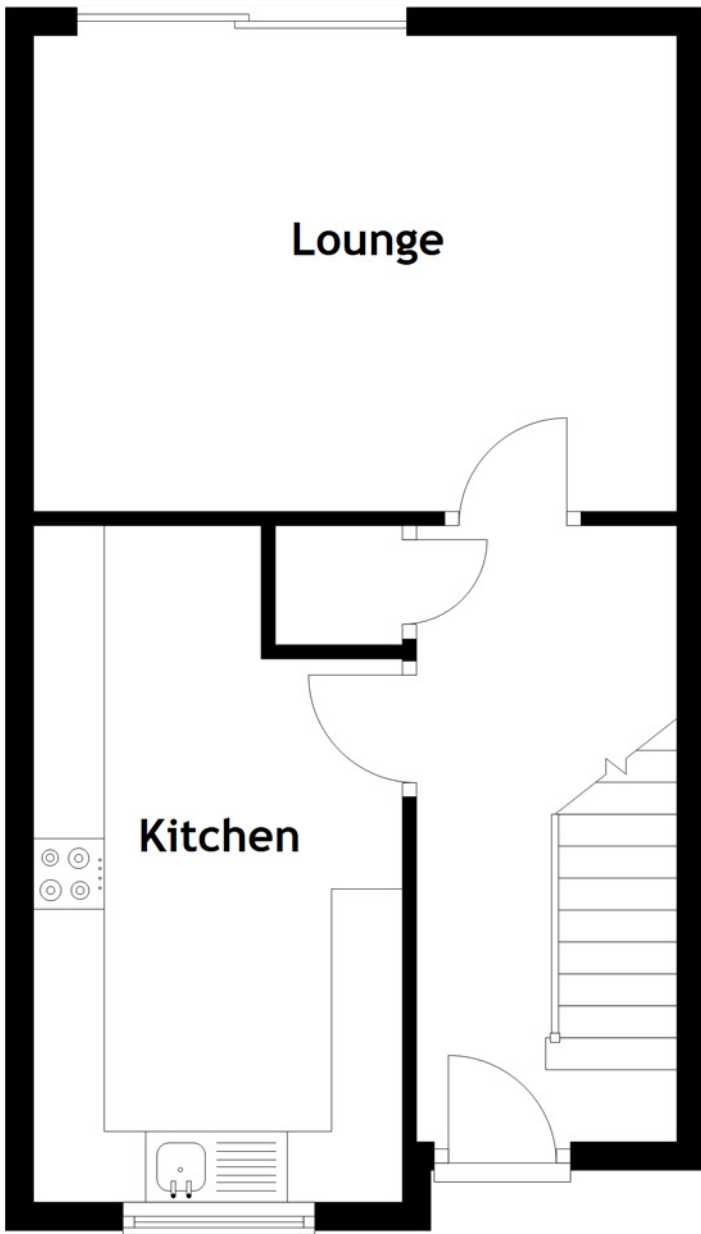




The internal accommodation is completed by a stylish modern bathroom with a three-piece white suite, a mains shower over the bath, and superb contemporary tiling.







Approximate Dimensions

(Taken from the widest point)

Lounge	4.54m (14'11") x 3.37m (11'1")
Kitchen	4.78m (15'8") x 2.60m (8'7")
Bedroom 1	4.54m (14'11") x 2.81m (9'2")
Bedroom 2	4.14m (13'7") x 2.67m (8'9")
Bathroom	2.04m (6'8") x 1.78m (5'10")

Gross internal floor area (m²): 75m²

EPC Rating: D

Externally, the property is set back from the street behind a large low-maintenance front garden. The rear garden is west-facing and gets direct sunshine most of the day. The garden is extensively decked to create generous entertaining space.

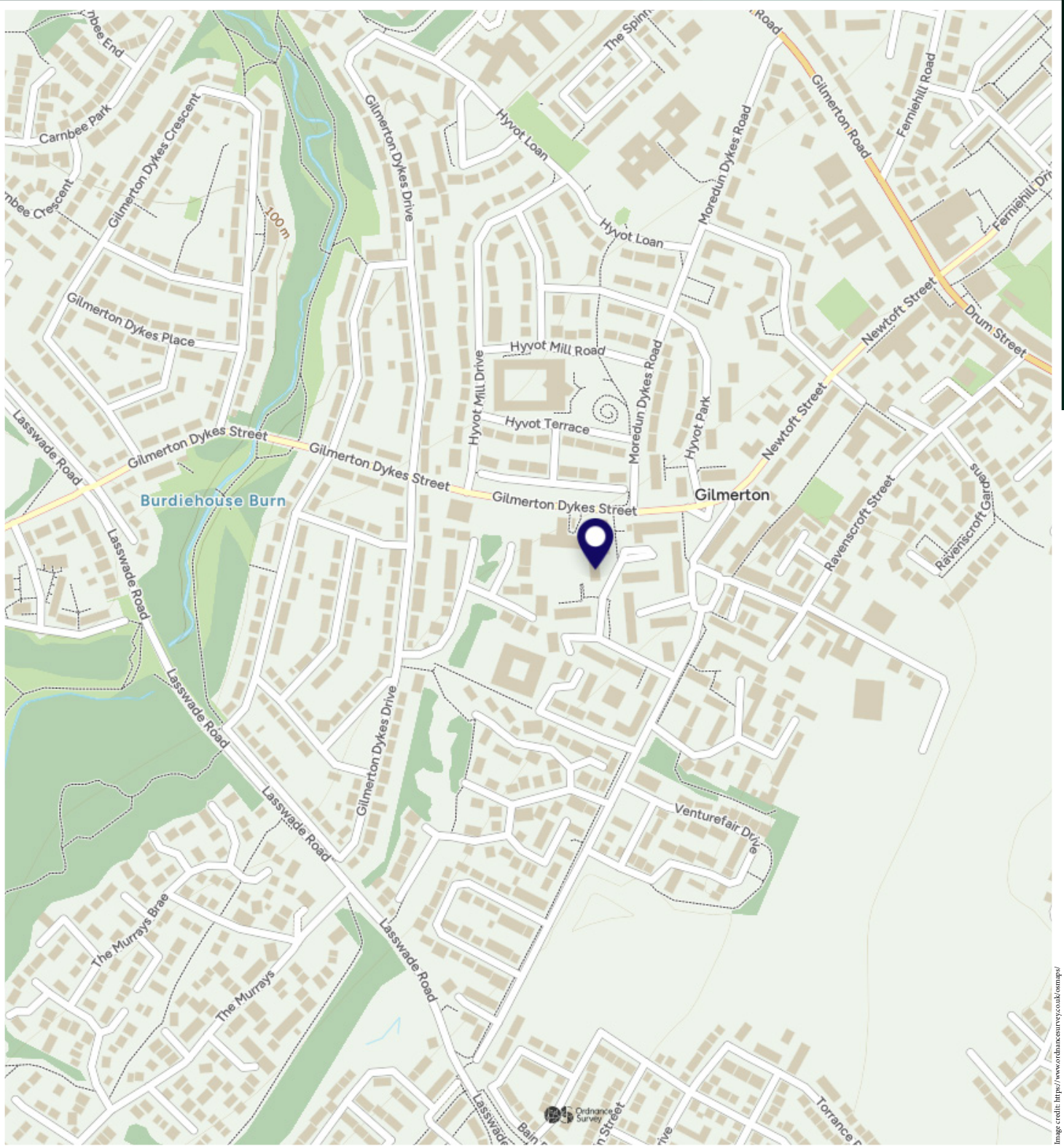
This is an ideal starter home and viewing is highly recommended.





The property is situated within the popular district of Gilmerton which lies to the south of Edinburgh's City Centre, within a 10-minute drive to Edinburgh Royal Infirmary and Sick Kids hospital. The area is well served by shops and services with Morrison's, Aldi, Lidl and Iceland all within easy reach. The Cameron Toll Shopping Centre and Straiton Retail Park are both just a short drive away offering a more extensive range of shopping requirements. It is also only a 15-minute drive to the Gyle Shopping Centre and Fort Kinnaird Shopping Centre. Good public transport services 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 with Livingston only a 20-minute drive away.

Recreational facilities in the area include the Gracemount Leisure Centre with a swimming pool, Hillend dry ski-slope with lovely walks available at the Hermitage and Braid Hills together with several golf courses. There is a local nursery within the street and primary and secondary schools are both within easy reach. The property is also well placed for access to further educational facilities including Edinburgh's University King's Building campus, Heriot-Watt, Napier and Queen Margaret University.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.