

36 Hyvot Bank Avenue

EDINBURGH, EH17 8NJ



*AN EXCELLENT OPPORTUNITY HAS ARISEN TO ACQUIRE
THIS POPULAR THREE-BEDROOM UPPER FLAT*



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The Lounge

An excellent opportunity has arisen to acquire this popular three-bedroom upper flat, well located within the Gilmerton area of Edinburgh while making for an ideal first-time-buyer or buy-to-let opportunity. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, while briefly consisting of an entrance hallway, a bright and spacious lounge/diner with built-in storage and a fully fitted kitchen which benefits from an integrated gas four-ring hob/electric double oven, extractor hood, washing machine, fridge, freezer and dishwasher.





The Kitchen



The Bedrooms



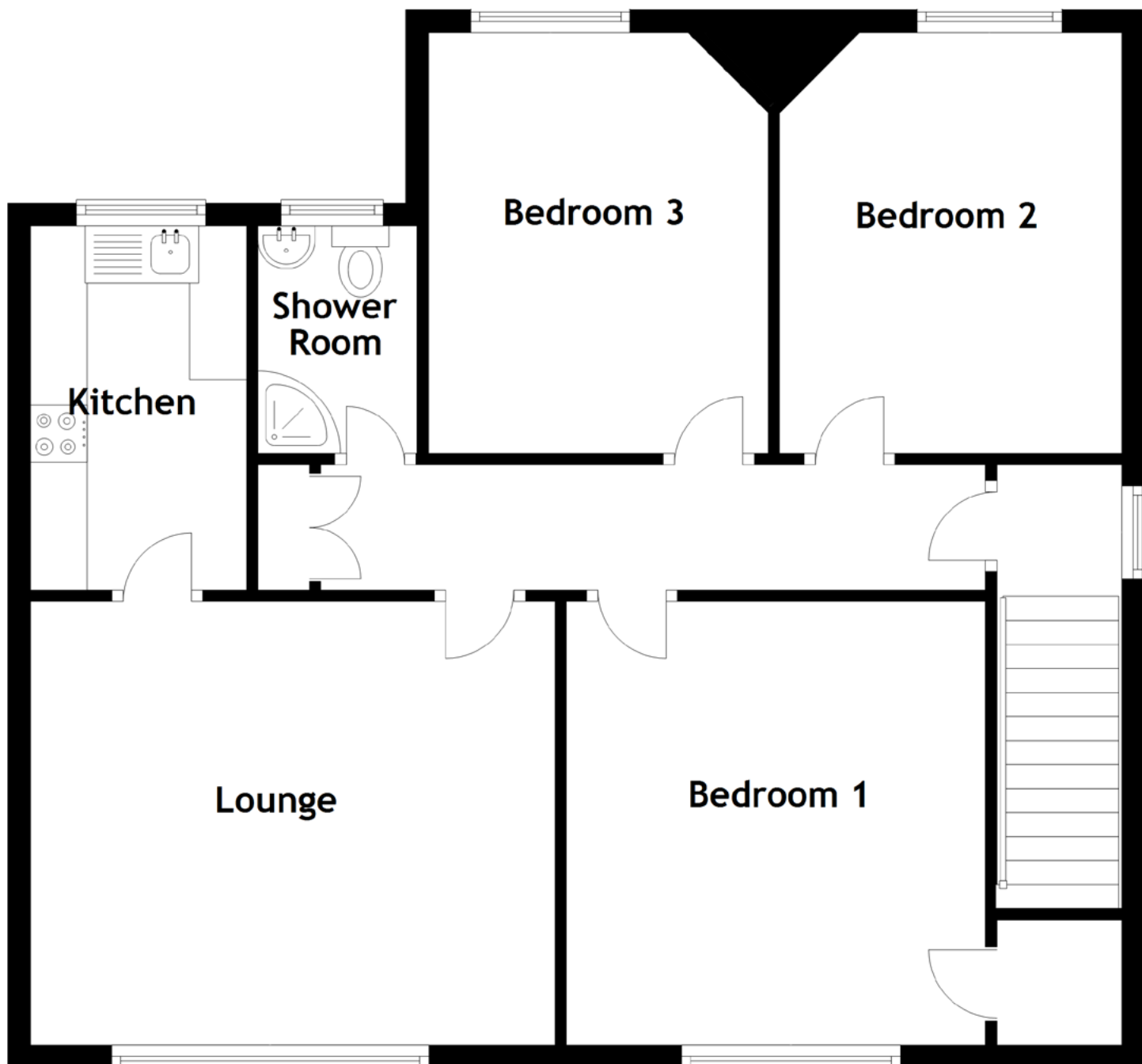
The master bedroom is exceptionally large and further benefits from a large built-in cupboard, there are two further good sized double bedrooms which offer ample space for various furniture configurations, a three-piece, partially tiled bathroom with an overhead shower completes the accommodation.





Shower Room





↑ ENTRANCE ON GROUND LEVEL

Approximate Dimensions

(Taken from the widest point)

Lounge 4.50m (14'9") x 3.90m (12'10")

Kitchen 3.20m (10'6") x 1.90m (6'3")

Bedroom 1 3.90m (12'10") x 3.80m (12'6")

Bedroom 2 3.70m (12'2") x 2.80m (9'2")

Bedroom 3 3.70m (12'2") x 2.99m (9'10")

Shower Room 2.00m (6'7") x 1.40m (4'7")

Gross internal floor area (m²): 80m²

EPC Rating: D





This property also benefits from; own front door, private rear garden, views of Arthur Seat and Salisbury Crag, gas central heating, full double glazing, communal drying green and more than adequate unrestricted on-street parking to accommodate for residents and visitors alike.



The Garden



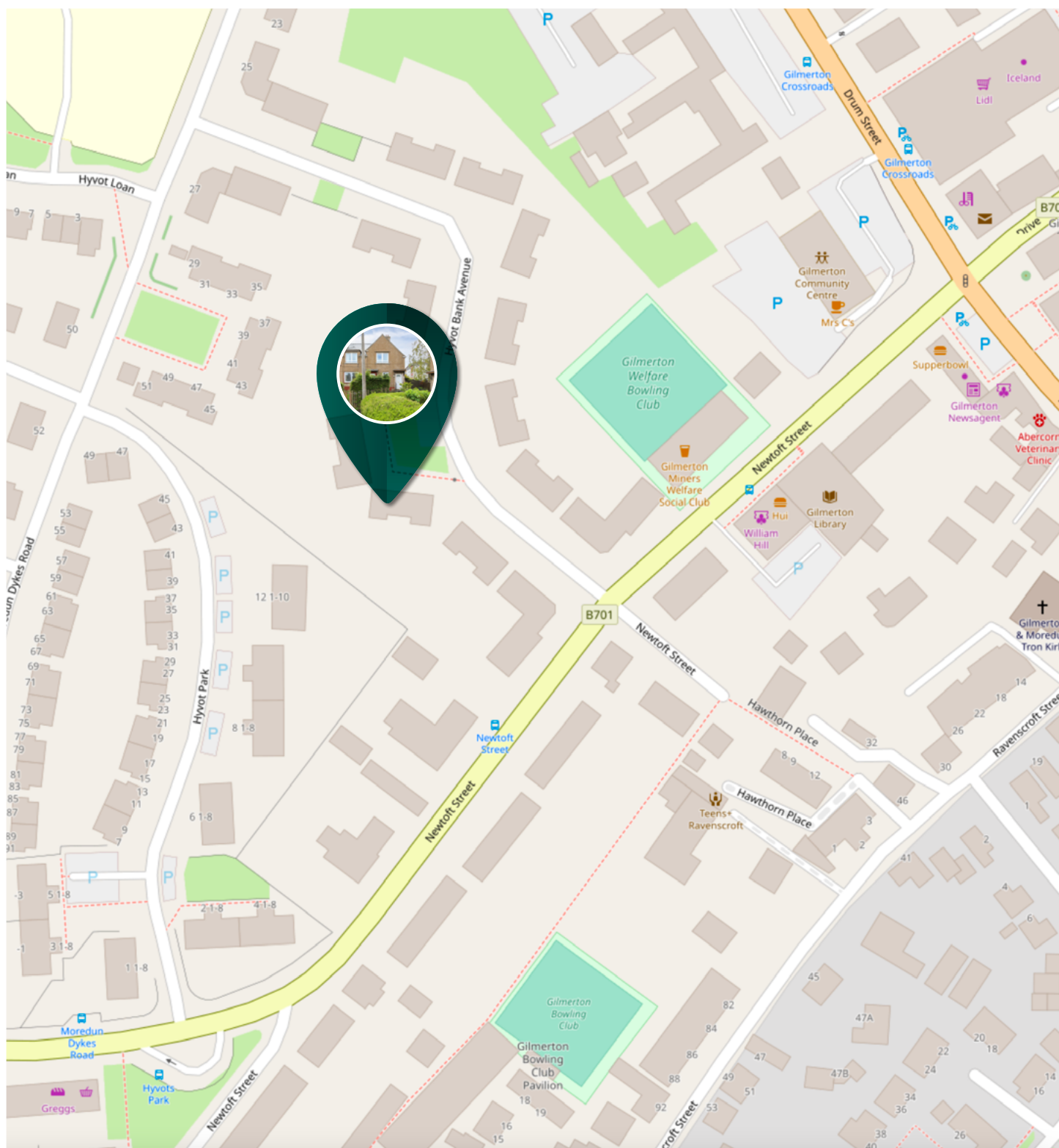
The property for sale is located in the area of Gilmerton, a popular residential area lying to the south of the city centre. The area is well served by an excellent range of local amenities including local shopping, transport, educational and recreational facilities.

The area is also well served by a variety of primary and secondary schools, including Liberton and Gracemount High Schools, which can be accessed by foot, car or public transport.

Recreational facilities include many delightful walks, a number of good golf courses and a dry ski slope located at the nearby area of Fairmilehead.

The City Bypass, which is a few minutes drive from the property, provides excellent commuting links with both east and west. There is an excellent bus service minutes walk from the property providing quick and easy access to the city centre and surrounding areas.

The Location



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