



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**2/8 Hyvot Green**

EDINBURGH, EH17 8PH



# THE LOCATION

EH17 8PH

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.

# 2/8 HYVOT GREEN

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An excellent opportunity has arisen to acquire this two-bedroom top floor 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 flat offers spacious accommodation, while briefly consisting of an entrance hallway with a linen cupboard, a bright and spacious lounge/diner with built-in storage and a fully fitted kitchen which benefits from a balcony facing the West with gorgeous views of the Pentland hills. Two spacious double bedrooms provide more than enough space for free standing furniture and finally completing the accommodation a three-piece, partially tiled bathroom with an overhead shower.

This property would be perfect for a developer as a small refurbishment would be beneficial to see the full potential of the property.

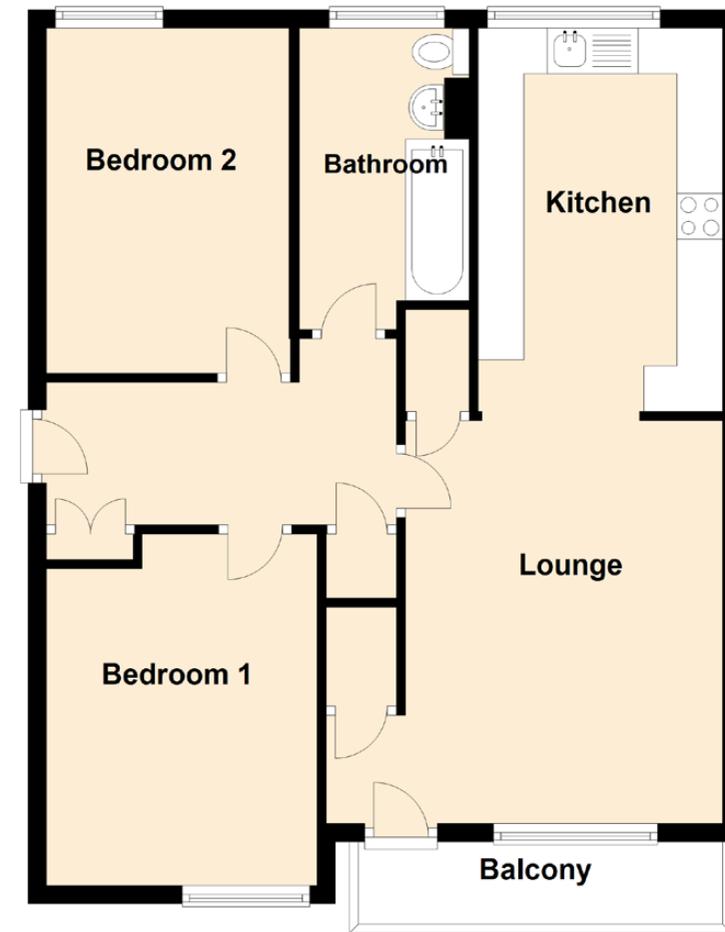
This property also benefits from; full double glazing, communal drying green and more than adequate unrestricted on-street parking to accommodate for residents and visitors alike.





# SPECIFICATIONS

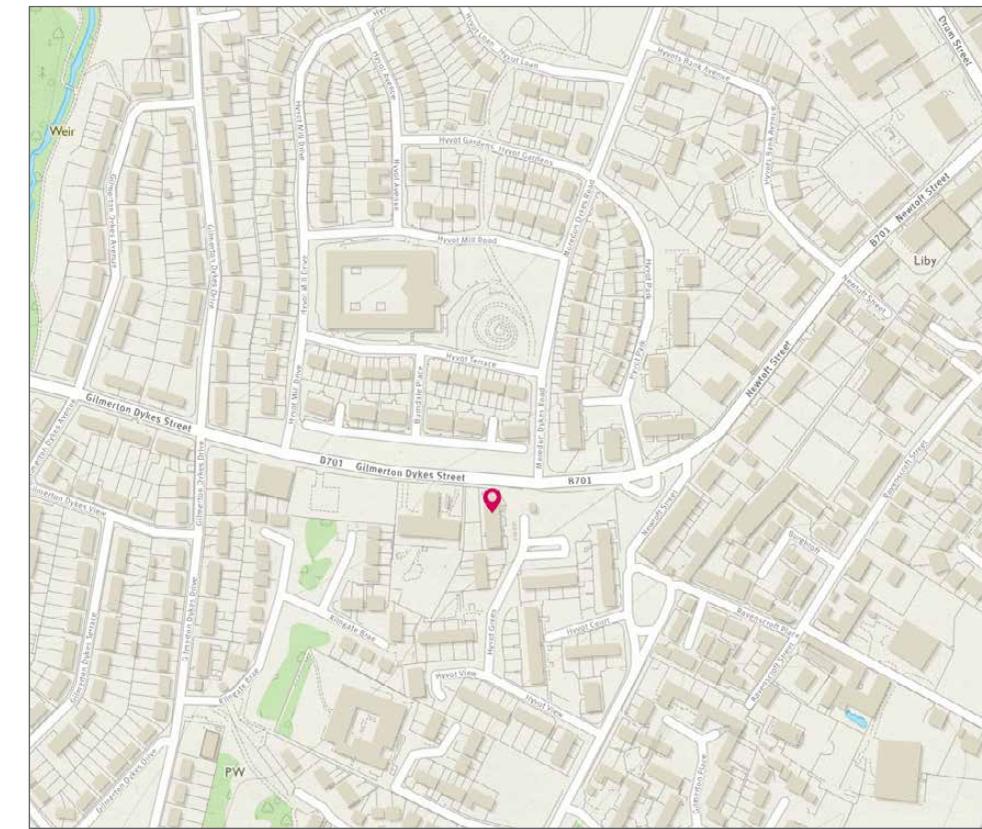
## FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.41m (14'6") x 4.35m (14'3")
Kitchen	4.20m (13'9") x 2.68m (8'10")
Bedroom 1	3.85m (12'8") x 2.97m (9'9")
Bedroom 2	3.78m (12'5") x 2.98m (9'9")
Bathroom	3.30m (10'10") x 1.53m (5')

Gross internal floor area (m<sup>2</sup>): 62m<sup>2</sup> | EPC Rating: F






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Text and description  
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Surveyor



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Designer