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47 Hyvot Loan
GILMERTON, EDINBURGH, EH17 8NP



Gilmerton

EDINBURGH, EH17 8NP

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, hot food takeaways, a Morrisons supermarket, transport and recreational facilities. The area provides a variety of primary and secondary schools, including Liberton and Gracemount High Schools, which can be accessed by foot, car or public transport.

This is the right side of town for easy access for the New Edinburgh Royal Infirmary which is located at Little France just a short journey away.

Recreational facilities include many delightful walks around Blackford Hill, the Hermitage which is a lovely walk along the Braidburn through woods ending up near Morningside and the Braid Hills. Edinburgh is famous for its many golf courses and three of them, Liberton Golf Course, Craigmillar Park Golf Course and the Braid Hills public golf course are in the area.

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



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New on the market is this two-bed terraced villa in excellent walk-in condition making an excellent purchase for any first-time buyer or Buy-To-Let investor. Viewing is highly recommended.

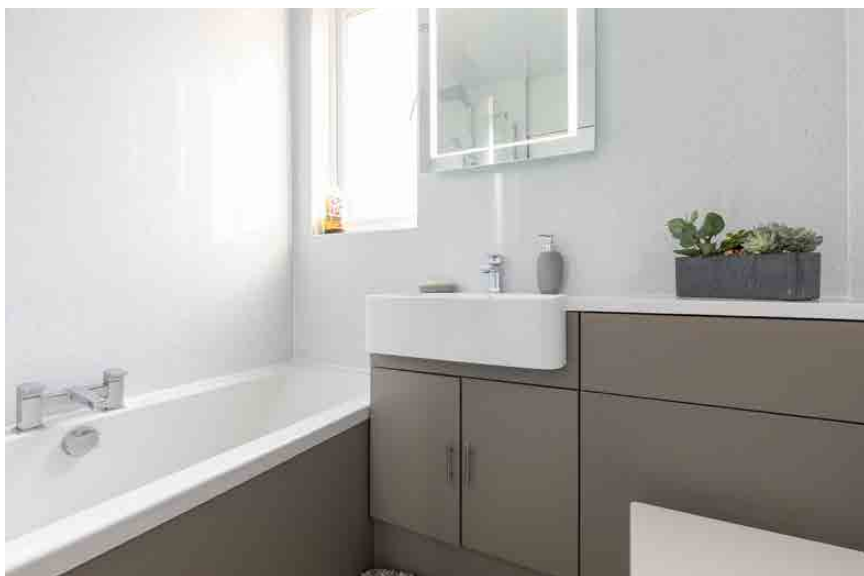
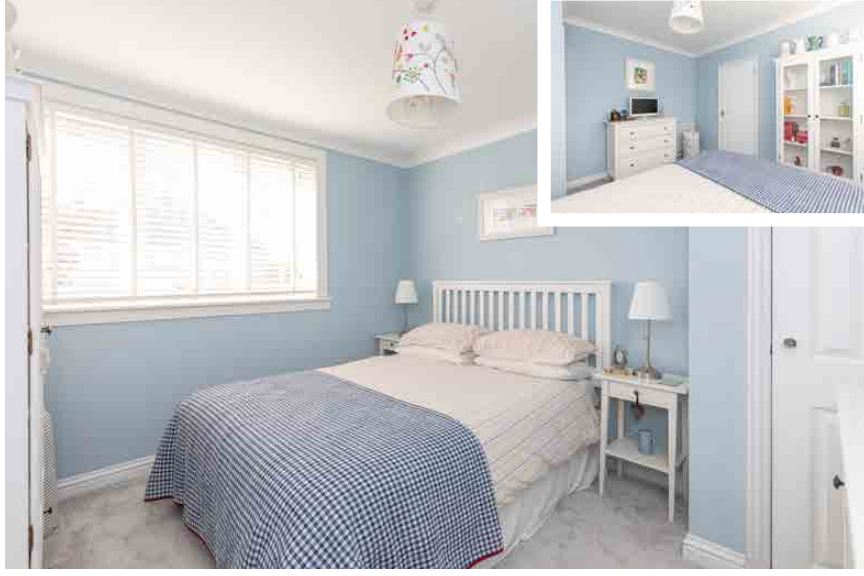
The property is entered into through a fresh hallway with access to both levels of the accommodation. A comfortable lounge is fresh in decor located at the front of the property and benefits a feature fire and surround as a focal point in the room.

The modern breakfasting kitchen is fitted with a good range of floor and wall mounted units providing ample worktop space, a host of appliances include a gas hob, electric oven, extractor hood and provides access to rear garden.

Upstairs there are two generous double bedrooms flooded with natural light and allow space for free-standing furniture if required. A crisp and modern white suite bathroom with shower and vanity unit completes the rooms. The property further benefits from an attic space, UPVC double glazing and gas central heating.

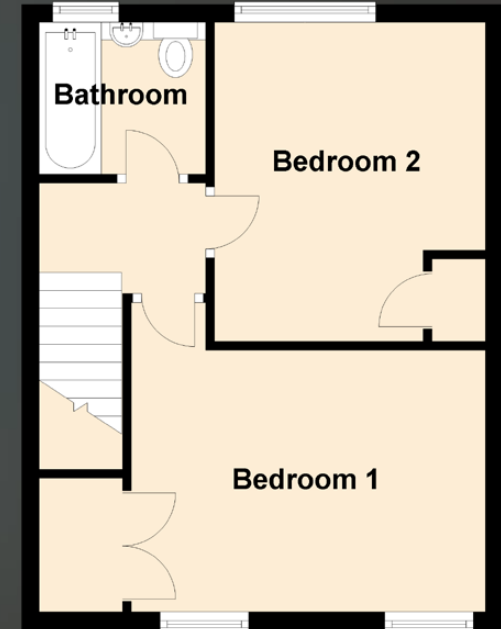
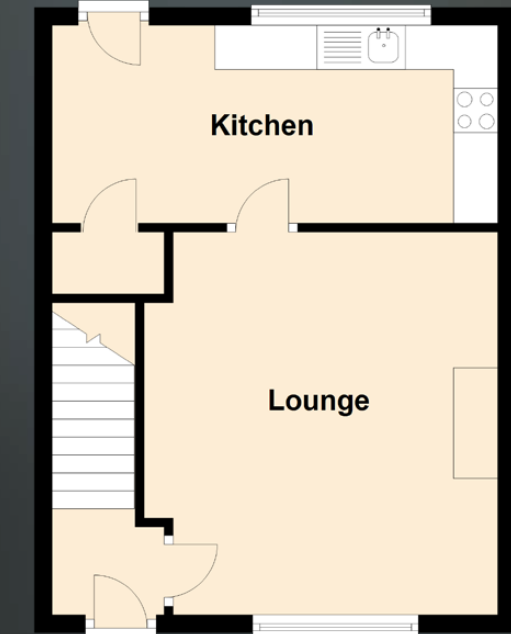
Externally, there is a secure garden with a private driveway to the front and a beautifully presented rear garden which is easy to maintain with colourful flowerbeds, plant pots and shrubbery. Plenty of free on-street parking is also available to the front of the property.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Kitchen	5.04m (16'6") x 2.24m (7'4")
Lounge	4.33m (14'2") x 4.00m (13'1")
First Floor	
Bathroom	1.88m (6'2") x 1.72m (5'8")
Bedroom 2	3.61m (11'10") x 3.00m (9'10")
Bedroom 1	4.00m (13'1") x 3.50m (11'6")

Gross internal floor area (m²): 68m² | EPC Rating: D

Extras (Included in the sale): All fixtures, fittings, floor coverings, white goods, appliances and shed. Please note, other items may be available through separate negotiation.

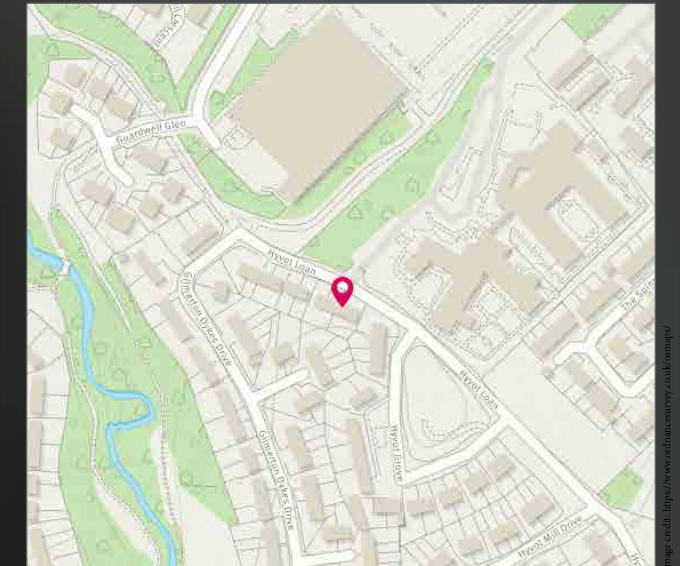


Image credit: <https://www.ordnancesurvey.co.uk/omaps/>

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Text and description
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Surveyor



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