

# 16 Hyvot Grove

GILMERTON, EDINBURGH, EH17 8NR



*RARELY AVAILABLE THREE-BEDROOM HOUSE,  
LOCATED IN A POPULAR POCKET OF GILMERTON*



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An excellent opportunity has arisen to acquire this rarely available three-bedroom terraced house located in a popular pocket of Gilmerton, making for an ideal family home. Early viewing is highly recommended.

Internally, this accommodation is in great decorative order, while briefly consisting of an entrance hallway with an under stairs storage cupboard, a bright and spacious lounge/ diner with an electric fireplace and sliding patio doors leading to the rear garden. The fully-fitted partially-tiled kitchen benefits from an integrated 4-gas hob, oven and extractor hood as well as downlights and under-unit lighting. On the first floor, there are three large double bedrooms which all benefit from built-in wardrobe storage and ample space for free-standing furniture as well as different layout configurations. The landing provides loft access and has two further large cupboards for storage. The internal layout is complete with a fully-tiled three-piece bathroom suite with an over-bath shower.

The property also benefits from; private front and rear gardens, a side access lane, gas central heating and full double glazing. There is also more than adequate on-street free parking to accommodate residents and visitors alike.

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**bedroom 1**







**bedroom 2**





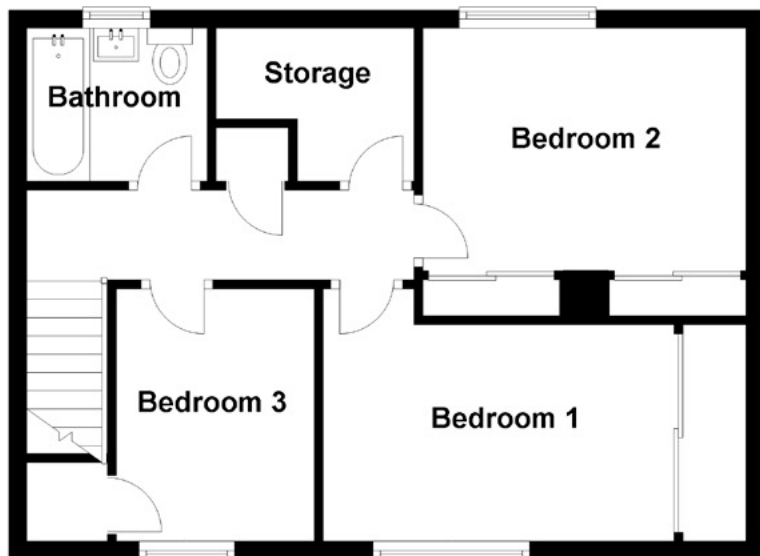
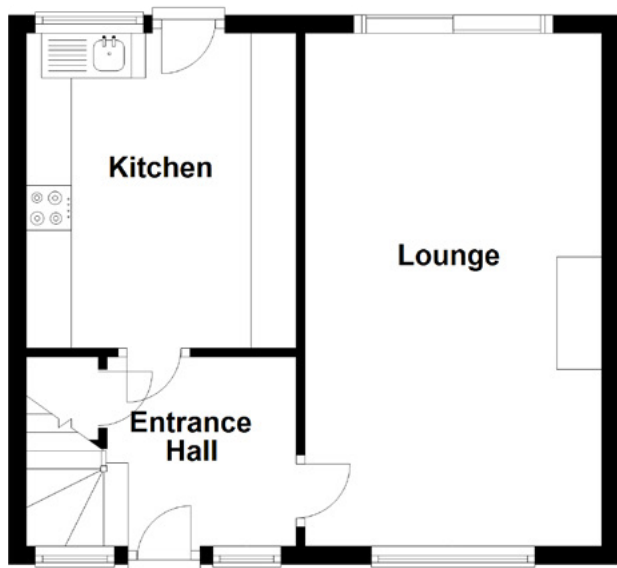


**bedroom 3**









Approximate Dimensions  
(Taken from the widest point)

Kitchen	3.50m (11'6") x 3.00m (9'10")
Lounge	5.70m (18'8") x 3.30m (10'10")
Bedroom 1	3.90m (12'10") x 2.90m (9'6")
Bedroom 2	3.60m (11'10") x 2.70m (8'10")
Bedroom 3	2.80m (9'2") x 2.20m (7'3")

Bathroom 1.80m (5'11") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 82m<sup>2</sup>

EPC Rating: D

## Floor Plan









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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.

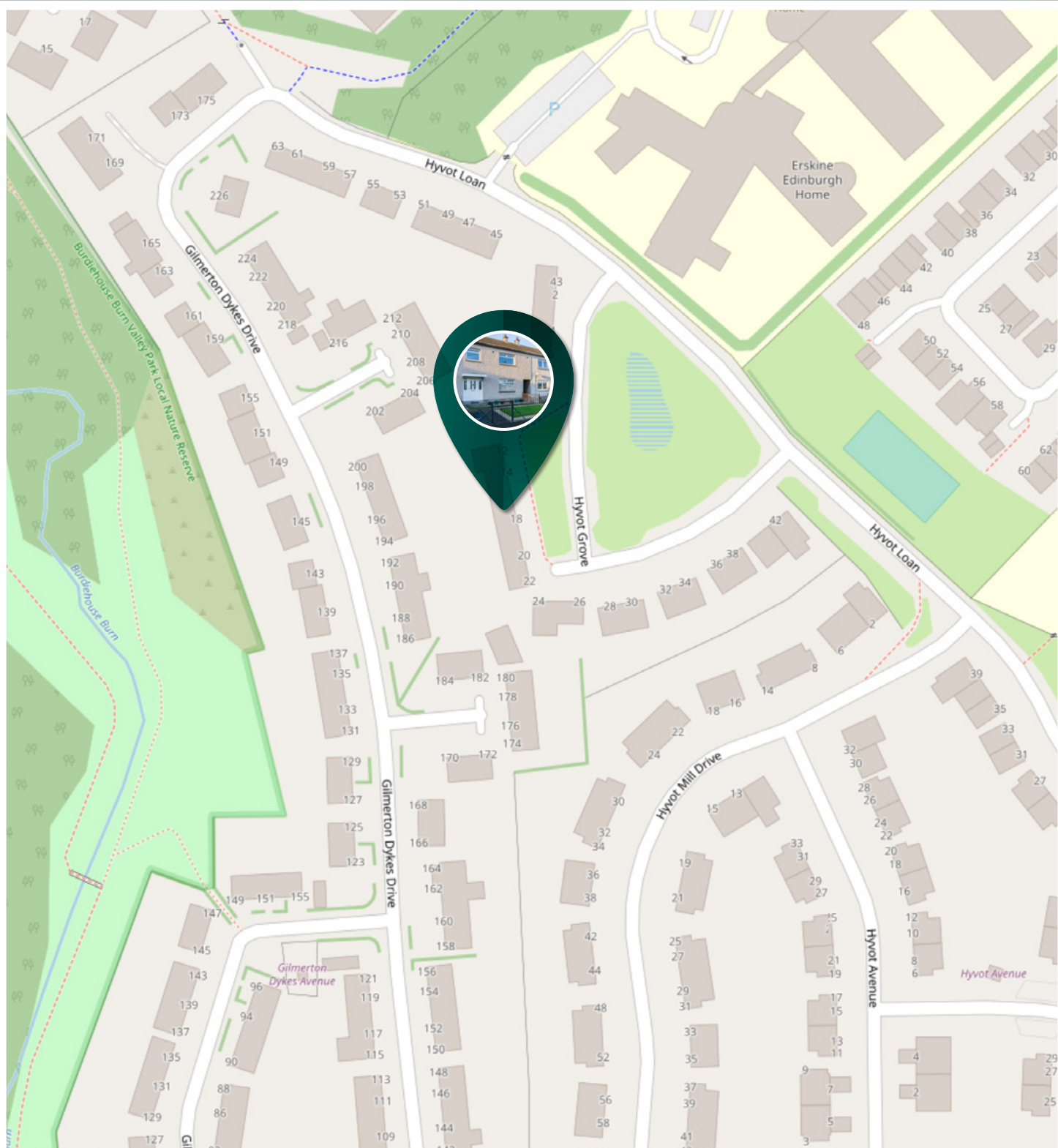
The area is also well served by a variety of primary and secondary schools, including Liberton and Gracemount High Schools, which can be accessed by foot, car or public transport.

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.

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