



## 4/5, Hyvot Green, Edinburgh, EH17 8PH

Immaculately Presented Two-Bedroom, Second-Floor Flat with a Private Balcony

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# Property Description

Immaculately presented, two-bedroom, second-floor flat, with a private balcony. Conveniently located in the established residential area of Gilmerton, lying south of Edinburgh city centre.

Comprises an entrance hall, living/dining room and kitchen, two double bedrooms, and a bathroom.

Highlights include a fitted kitchen and bathroom, contemporary flooring, gas central heating, and double glazing. The development features well-maintained communal gardens as well as two external storage areas, one at the main entrance of the property and one on the ground floor.

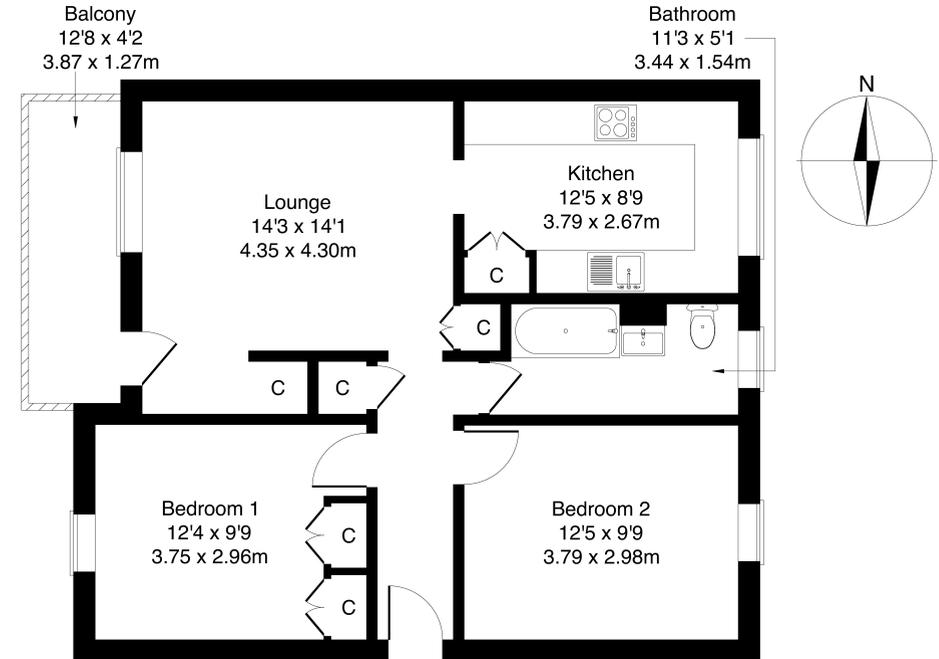
A welcoming entrance provides access to all rooms, leading through to the living room at the end of the hall. The living room is finished with carpeted flooring and benefits from a wall-mounted TV point and feature wall, while also providing direct access to the private balcony, making it an ideal space for entertaining guests and relaxing, and flowing seamlessly into the kitchen.

The kitchen has a modern finish with granite-effect countertops, a stainless steel sink with drainer, and an integrated oven and gas hob with canopy above, along with the fridge and washing machine (both fairly new) being included in the sale, all complemented by wood-effect flooring. Both bedrooms one and two are finished in light tones with tasteful décor and carpeted flooring, with bedroom one further benefiting from built-in cupboards, ideal for storage. Completing the property is the bathroom, which features a three-piece suite with a shower over the bath.



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Approximate Gross Internal Area: (689 sq ft - 64 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Gilmerton is a popular and well-established residential area known for its excellent recreational and leisure amenities. Residents can take advantage of several nearby golf courses, sports centres, public parks, and scenic countryside ideal for walking and cycling. The local shopping hub on Drum Street offers a range of specialist shops, while convenient grocery shopping is available at Iceland, Morrisons and Aldi. For a wider retail experience, Cameron Toll Shopping Centre and

Straiton Retail Park are just a short drive away, offering a wide variety of major retailers. Families are well-served by local schools, including Gilmerton Primary and Gracemount High. The area benefits from frequent public transport along Gilmerton Road, providing swift access to Edinburgh city centre. Additionally, the nearby city bypass ensures easy connections to the motorway network and major retail destinations such as Straiton, Fort Kinnaird, and The Gyle.





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