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## 10/6 Hyvot Park

Gilmerton, Edinburgh, EH17 8PS



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Enjoying a sunny seating balcony with views towards Arthur's Seat and Edinburgh Castle, this modern second-floor flat lies within a quiet suburban development, close to the city bypass with residents' parking and communal gardens. The appealing home features two double bedrooms with fitted storage, a bathroom, a bright and spacious open-plan living/dining room and kitchen with balcony access, and an external store.

Extras: All fitted floor and window coverings and light fittings will be included in the sale.

## Features

- Views of Arthur's Seat and Edinburgh Castle
- Quiet modern development
- Bright second-floor flat
- Secure entry system
- Entrance hall with storage
- Living/dining room with storage, open-plan to a tasteful classic kitchen
- Two double bedrooms with mirrored wardrobes
- Bathroom with shower-over-bath
- South-facing balcony with scenic outlook
- Delightful communal gardens
- Private external store
- Residents' parking
- Gas central heating and double glazing
- EPC - C





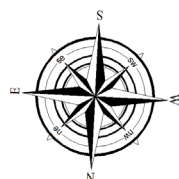


# Floorplan

**Store**  
Approx. 2.3 sq. metres (24.7 sq. feet)

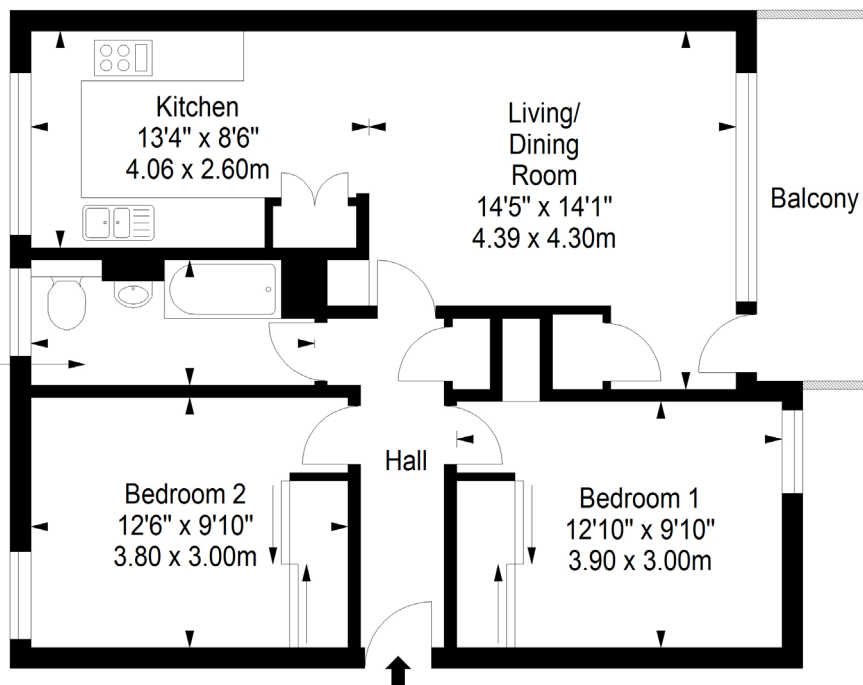


**Store**  
7'3" x 3'11"  
2.20 x 1.20m



**Bathroom**  
11'2" x 4'11"  
3.40 x 1.50m

**Second Floor**  
Approx. 64.2 sq. metres (691.1 sq. feet)



Total area: approx. 66.5 sq. metres (715.8 sq. feet)

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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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