



28 Hyvot Green, Edinburgh, EH17 8PH

www.mcdougallmcqueen.co.uk



An excellent starter home or investment opportunity this well-proportioned two bedroom terraced villa is arranged over two floors with private gardens to the front and the rear. The property is conveniently located within this popular residential location in the Gilmerton area of Edinburgh close to many local amenities and transport links whilst being within very easy reach of the city centre. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway.
- Pleasant living room with access to the sunroom.
- Fitted kitchen equipped with a range of wall and base units, white goods included in the sale.
- Sunroom with direct garden access.
- Upper landing, two storage cupboards, hatch to partially floored attic.
- Front facing double bedroom, built in wardrobe storage, boasting fabulous views of the Pentland Hills.
- Double bedroom rear facing with built in wardrobes and storage cupboards.
- Bathroom comprising WC, wash hand basin, shower cubicle and ladder radiator.
- Gas central heating.
- Double glazing.
- Rear enclosed garden with a decked area., private garden to the front.
- On street parking.



Location

The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh and the main commuting routes, including the M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.

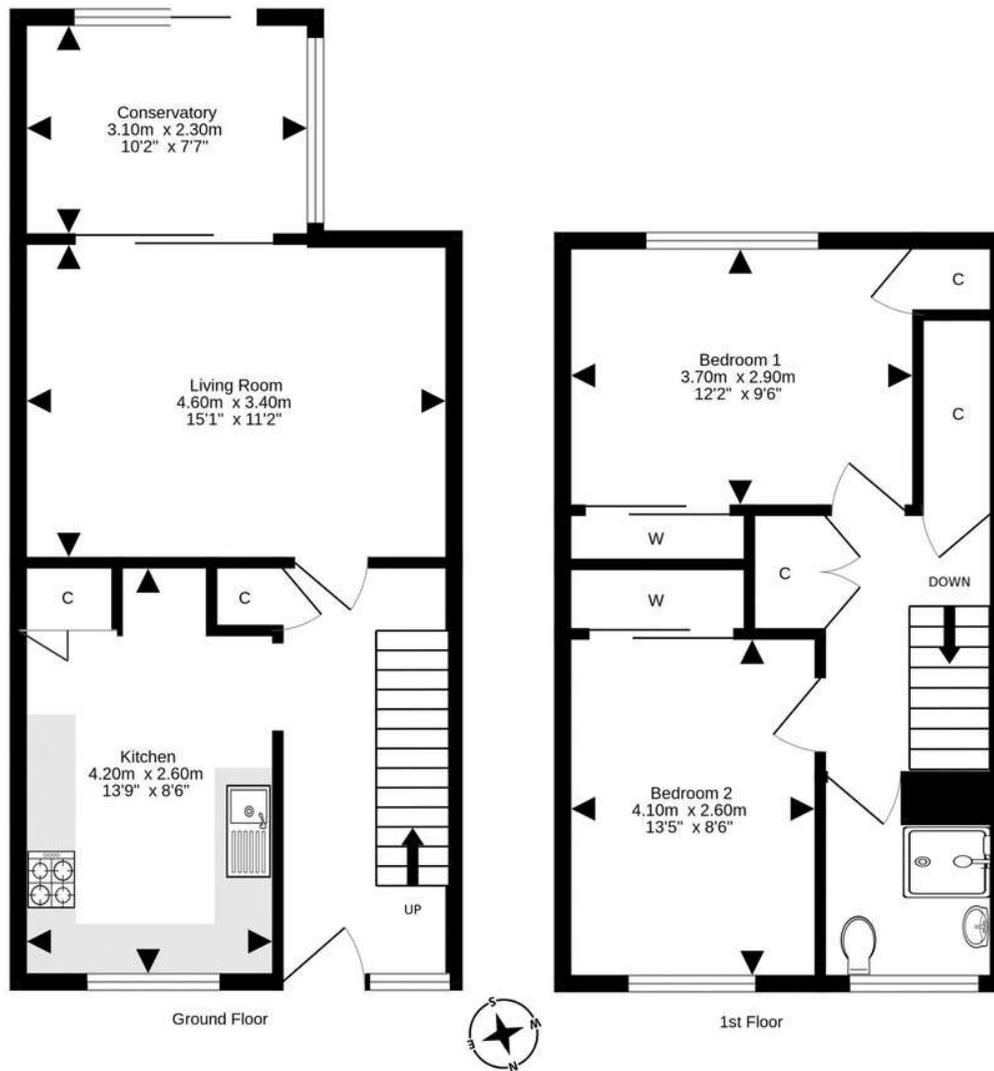
Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Metropix ©2024



Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
 Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

