



Solicitors & Estate Agents



17 Hyvot Green

Gilmerton | Edinburgh | EH17 8PJ

A superb opportunity has arisen to acquire this smartly presented two-bedroom end-terraced villa, pleasantly positioned within the popular Gilmerton area of Edinburgh. Conveniently located close to a range of excellent local amenities, schooling and transport links, the property benefits from private gardens and well-proportioned accommodation, making it an ideal choice for first-time buyers, young couples and growing families.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private gardens
-  Residents' parking
-  EPC Band - C
-  Council Tax Band - B



Description

A welcoming entrance hallway provides access to the accommodation and benefits from a handy shelved storage cupboard. The bright and airy rear-facing lounge/diner offers a comfortable setting for both relaxing and entertaining, with direct access to the rear garden. The well-appointed kitchen is fitted with a range of integrated and freestanding white goods, complemented by under-unit lighting and a partially tiled surround. The first-floor landing benefits from further integrated storage cupboards and provides access to the attic via a Ramsay ladder. The attic is partially floored, offering useful additional storage space. There are two generously proportioned double bedrooms, both featuring integrated wardrobes and offering ample space for additional freestanding furniture. Completing the accommodation is a stylish shower room featuring a fully tiled surround, rainfall shower, heated towel rail and LED mirror.



Further benefits include Hive-controlled gas central heating and double glazing.

Gardens & Parking

Externally, the property enjoys private gardens to both the front and rear. The rear garden is a particular highlight, benefiting from a sunny west-facing aspect and featuring a lawn and patio area, creating a lovely space to relax and enjoy the afternoon and evening sunshine. Unallocated residents' parking is available to the front of the property.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and hood, freestanding fridge-freezer, washing machine, dishwasher, and dryer, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

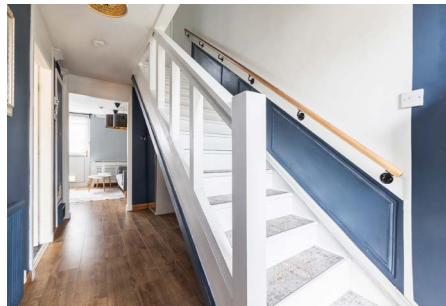
By appointment through Neilsons 0131 625 2222.





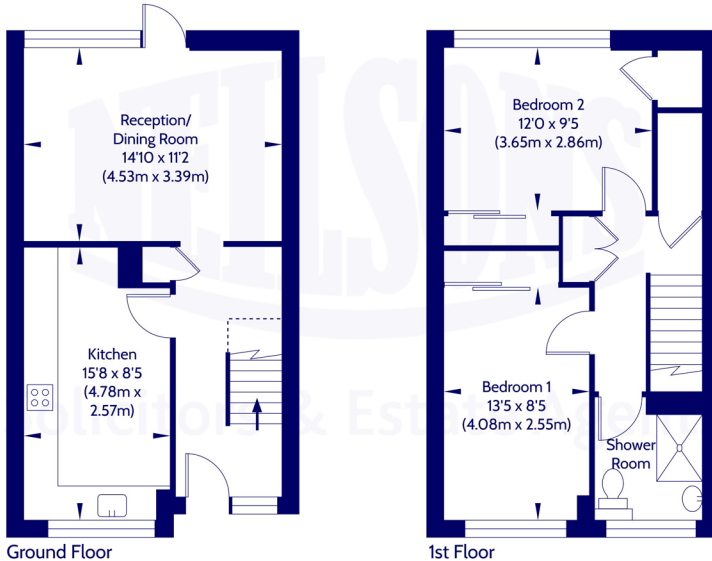
Location

Hyvot Green forms part of the popular district of Gilmerton which lies to the south of the City Centre. The property is well placed for access to many local shops and services including a Morrison's, Aldi and Lidl supermarket all just a short distance away. The Cameron Toll shopping centre together with Straiton retail park are both close by offering a more extensive range of shopping requirements. Great public transport services are close at hand. Lasswade Road and Gilmerton Dykes Street operate to and from the City Centre and surrounding areas with the City Bypass only a short drive away linking the main Scottish motorway network system. Recreational facilities in the area include lovely walkways within the nearby Burdiehouse Burn, Gracemount Leisure Centre is on hand with gym with swimming pool, Hillend dry ski-slope together with a number of golf courses and bowling clubs. Schooling in the vicinity is available from nursery to secondary level.





Approx. Gross Internal Floor Area 74 Sq M / 796 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

