



58 Hillpark Avenue, Edinburgh, EH4 7AH

*Charming four-bedroom detached family home with south-facing garden, driveway and garage*

URQUHARTS  
EDINBURGH



## DESCRIPTION

58 Hillpark Avenue is a charming and generously proportioned four bedroom detached extended villa with immaculately presented front and rear gardens, driveway, and garage. Situated in the desirable Blackhall area, the location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas.

Welcoming entrance hall; bright bay windowed living room with fireplace and overlooking the front garden; dining room with sliding patio doors to the sunroom and rear garden; fitted kitchen / breakfast room with wall and base units and integrated appliances; two good-sized bedrooms, one currently used as a home office / study; and a family bathroom with three-piece suite. On the upper level, there are two further double bedrooms, one with walk in wardrobe and one with storage into the eaves; and a shower room with large storage cupboard.

## ACCOMMODATION

Entrance hall. Living room. Dining room. Kitchen. Sunroom. Four double bedrooms. Bathroom. Shower room.

Gas central heating. Double glazing. Well-maintained landscaped front, side, and rear gardens, with the south-facing rear garden mainly laid to lawn with mature borders, flower beds, patio area and greenhouse. Direct access, via a gate at the bottom of the rear garden, to Corstorphine Nature paths. Driveway for several cars leading to a single car garage.



## LOCATION

Hillpark Avenue is a tranquil and secluded location, situated next to Corstorphine Hill Nature Reserve in the popular residential area of Blackhall, approximately 4 miles northwest of the city centre. There are local amenities at Davidson's Mains including a Tesco Metro, Costa Coffee with more extensive facilities a short drive away at Craighleith Retail Park, including a Sainsbury's supermarket, Lidl Boots and M&S Food Hall. Recreational facilities nearby include Corstorphine Hill, Cramond foreshore and Silverknowes promenade, Blackhall Lawn & Tennis Club, and Blackhall Library. Ravelston Sports club at ESMS school campus are within proximity. The Water of Leith Walkway which connects directly with the city's extensive off/road cycle



path network, providing scenic walks, cycles and taking you to the cafés and boutiques of Stockbridge, Gallery of Modern Art and further afield, as well as the green open spaces of Ravelston and Murrayfield golf courses, Inverleith Park, and the Royal Botanic Gardens. Catchment schools include Blackhall Primary and The Royal High and private schooling is also available at The Mary Erskine School, Stewart's Melville College, Fettes College, Edinburgh Academy and St George's School for Girls. Excellent bus services regularly run into the city centre and surrounding areas, with both Haymarket and Waverley Station easily accessible. Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing and all major motorway networks are within easy reach.

### **INCLUDED IN SALE**

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

### **PRICE AND VIEWING**

For price and viewing arrangements please contact Urquharts 0131 556 2896

### **HOME REPORT**

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **G**

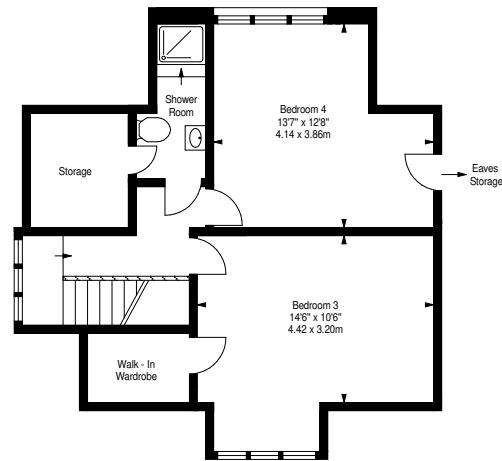
The property has an Energy Rating Category **D**



58 Hillpark Avenue, EH4 7AH



Approx. Gross Internal Area  
1686 Sq Ft - 157.56 Sq M  
Garage  
Approx. Gross Internal Area  
136 Sq Ft - 12.82 Sq M  
For identification only. Not to scale.  
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## NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).