




Offers Over  
**£610,000**

## 20 Hillpark Way

Blackhall | Edinburgh | EH4 7BJ

Neilsons are delighted to offer on to the market this exceptionally appealing detached house, which rests on substantial and beautifully kept garden grounds, quietly located at the end of a leafy cul-de-sac in the capital's desirable Blackhall area. This charming property has been a much-loved home for many years and offers generously proportioned and highly flexible accommodation, ideally suited to those juggling family life and working from home on a permanent basis.

-  5 bedrooms
-  4 public room
-  2 bathrooms
-  Driveway and double garage
-  Private front and rear gardens
-  EPC rating – E
-  Council tax band- G



## Description

The accommodation briefly comprises: extensive hallway with stair to the upper level, large reception/ dining room with coving to ceiling, focal fireplace, ample dining space and a pleasant west facing outlook over the garden, versatile family/additional reception room with a large floor to ceiling window and a sliding door leading to the outside, spacious dining kitchen which has been fitted with an excellent assortment of base and wall mounted units, with tiling to splash areas, a pantry and a variety of built-in appliances, two larger than average double bedrooms on the first floor, both with superb storage, first floor family bathroom with attractive three piece white suite, tiling to walls and a separate shower enclosure, three further double bedrooms, and a convenient downstairs bathroom, with three piece colour suite, over-bath shower and splash screen.



## Extras

All fitted carpets, blinds, light fittings, and integrated appliances will be included in the sale.

## Gardens, Garage & Driveway

The property is surrounded by leafy mature garden grounds which are wonderfully varied and meticulously kept. To the front of the house there are areas of lawn bordered by well stocked shrub, flower and small tree beds, which enjoy lovely open views towards Corstorphine Hill. To the rear of the house is a substantial fully enclosed garden which exudes a wonderful air of privacy and enjoys a high volume of sunlight. The gardens comprise areas of lawn, fruit trees, hedgerow, shrub beds and enjoys a verdant mature tree backdrop. A driveway and large double garage provide excellent off-street parking/overspill storage.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

The prestigious district of Blackhall lies north-west of the City Centre and is well placed for the commuter with ease of access to the City Bypass, national motorway network, Queensferry Crossing, Haymarket Train Station and Edinburgh International Airport. Bus services also provide quick and frequent access to the city centre and surrounding areas. Excellent shopping facilities are close at hand, with a variety of local retailers and a post office, together with larger high street names located at the nearby Craigleith Retail Park, Stockbridge and Comely Bank. The Royal Botanic Gardens, Inverleith Park and Cramond foreshore provide local picturesque walks, together with nearby Corstorphine Hill which boasts spectacular views and woodland trails. The vast array of the city's galleries; museums, theatres and cinemas are but a short journey away. Blackhall Primary School and The Royal High School are within the school catchment area and the property is also convenient for many of Edinburgh's renowned private schools.



Approx. Internal Area 204.43 Sq M / 2200 Sq Ft.  
Not to scale. For identification only.  
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Ground Floor

First Floor

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.



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