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Offers Over

**£340,000**

# 46/5 Hillpark Grove

Blackhall | Edinburgh | EH4 7AP

A fantastic opportunity has arisen to purchase this second (top) floor flat forming part of an established modern development in the sought after district of Blackhall. Offering well proportioned accommodation with open views, the property is ideally placed to take advantage of local amenities, commuting links and green spaces, and is sure to appeal to a variety of purchasers.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Lift
-  Landscaped communal gardens
-  Allocated parking space
-  EPC rating – B
-  Council tax band - F



## Description

Immaculately presented throughout, the accommodation is accessed via the lift or communal stairs and briefly comprises entrance hallway with secure entryphone system and storage cupboard, bright dual aspect lounge/dining room with a turret style bay window, breakfasting kitchen with a range of wall and base units with co-ordinated worktops and tiled splashbacks, double bedroom one with double built in wardrobes and en-suite shower room, double bedroom two with deep storage cupboard, stylish bathroom with a white suite, heated towel rail and shower over the bath, and an attic which is accessed via a Ramsay ladder. There is a storage cupboard on the landing which is shared with the neighbour and a large locked shared storage area on the ground floor. The property also benefits from gas central heating and double glazing.



## Extras

Included in the sale will be the gas hob and electric oven, and integrated fridge/freezer, washing machine, and dishwasher.

## Gardens and Parking

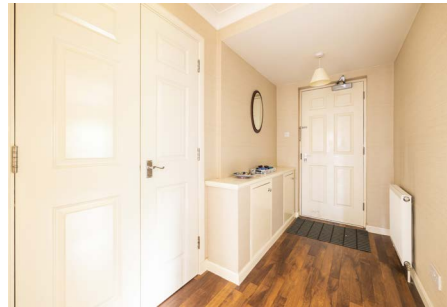
There are beautifully maintained landscaped communal gardens around the development and the property benefits from an allocated parking space, with visitor and on street parking also available.

## Factoring

The communal areas, grounds and development are maintained by Hacking & Paterson and Myreside Management at a total cost of approximately £645 per quarter.

## Viewing

By appointment through Neilsons (0131 625 2222).







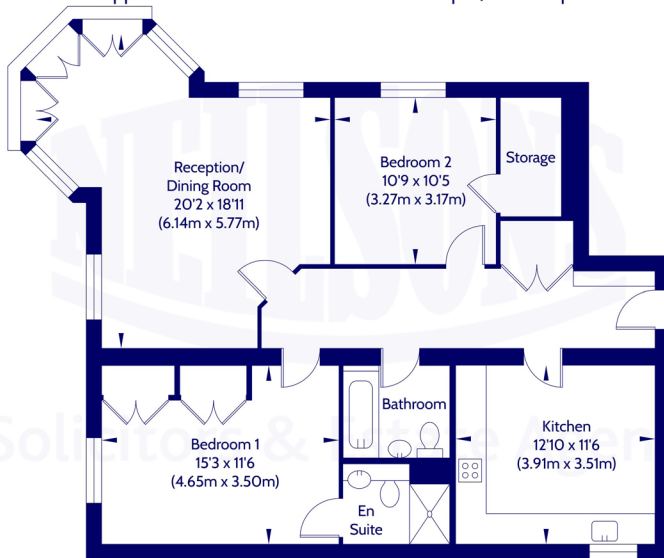
## Location

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, Forth Road Bridge, 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, together with larger high street names located at the nearby Craighleith Retail Park. The Royal Botanic Gardens, Inverleith Park and Cramond foreshore provide picturesque walks and the vast array of the city's galleries, museums, theatres and cinemas are a short journey away.





Approx. Gross Internal Floor Area 93.72 Sq M / 1009 Sq Ft.



Second Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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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.



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**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

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**South Queensferry**  
37 High Street  
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72 High Street  
Bonnyrigg

