



Solicitors & Estate Agents










Offers Over

£650,000

28 Hillpark Grove

Blackhall | Edinburgh | EH4 7AP

Neilsons are delighted to offer on to the market this exceptional detached villa, which enjoys a superb cul-de-sac location, nestling at the foot of Corstorphine Hill in the capital's desirable Blackhall area. With beautiful mature trees, an abundance of wildlife on the doorstep, spectacular open views and excellent local schools, the property offers the ideal setting for the growing family.

-  5 bedrooms
-  2 public rooms
-  2 bathrooms
-  Driveway and garage
-  Private front and rear gardens
-  EPC rating – C
-  Council tax band- G



Description

The accommodation briefly comprises: entrance hallway with stair to the upper level, convenient downstairs WC and built-in storage cupboard, spacious south facing reception room with attractive flooring, wood burning stove and two doors opening directly out to the charming rear garden, bay fronted dining kitchen with tiling to floor and a variety of modern base and wall mounted units, complete with coordinated worktops, a selection of built-in appliances, and ample space for a dining table and chairs, utility room, upper hallway, generously proportioned principal bedroom which is located on its own level and features a walk-in wardrobe and en-suite shower room, four further double bedrooms, and tiled family bathroom with counter sunk basin, WC and bath with shower.



Extras

All hardwood flooring, blinds, light fittings and integrated appliances will be included.

Gardens, Garage & Driveway

To the front of the house is a partially enclosed lawned garden, bordered by mature hedgerow, together with EV charging point, monobloc driveway and single garage to provide excellent off-street parking. To the rear of the property is a fully enclosed garden which has been laid primarily to lawn with well stocked shrub and small tree beds. Enjoying a sunny southerly facing aspect the gardens exude a wonderfully tranquil feel, the garden backs on to picturesque Corstorphine Hill and spectacular mature woodland.

Viewing

By appointment through Neilsons (0131 625 2222).





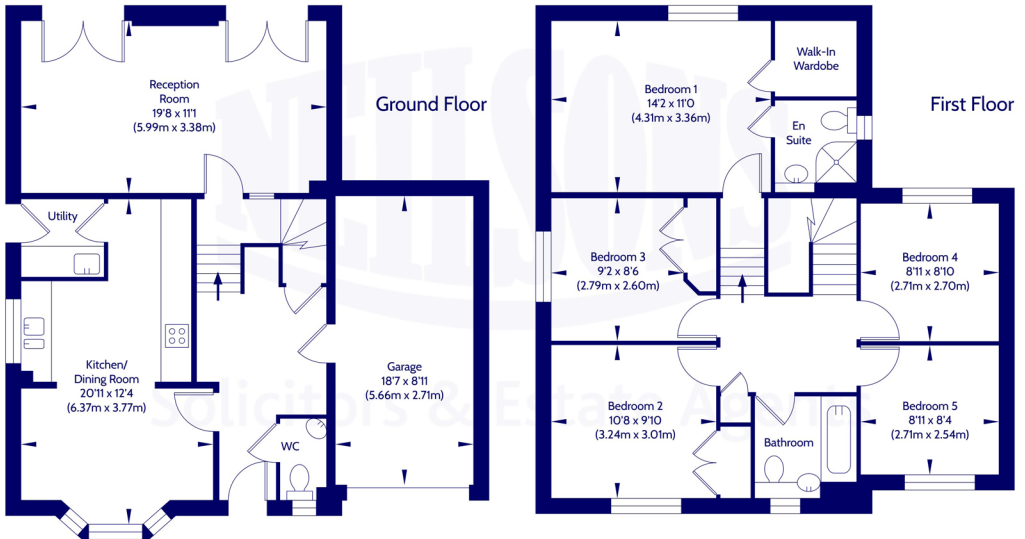
Location

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, banks and 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 and 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. The property is also convenient for many of Edinburgh's highly-regarded private schools.





Approx. Gross Internal Floor Area 128.74 Sq M / 1386 Sq Ft.



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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