





Welcome

Welcome to Hillpark Wood, this charming and rarely available upper mews style property offers bright and spacious accommodation, suited to the first time buyer, those looking to downsize or indeed an investment opportunity. Ideally located in a quiet, factored development within the sought after Blackhall area of Edinburgh lying North West of the city centre, close to many local amenities and swift transport links. The property further benefits from a fabulous newly fitted dining kitchen, gas central heating, double glazing, attic storage and a single garage. Presented to the market in immaculate order throughout, we would recommend an early viewing

- Reception hallway.
- Front facing living room.
- Fully fitted dining kitchen with integrated appliances.
- Double bedroom with a useful storage cupboard.
- Bathroom presented as a shower room comprising WC, wash hand basin and shower a cubicle.
- Loft accessed by a fixed ladder.
- Gas central heating.
- Double glazing.
- Single garage.
- Residents and visitors parking





Blackhall

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 Bridges, 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.

Extras

Included in the sale are the integrated kitchen appliances, fixtures & fittings and blinds where fitted. Please note the washer/dryer is not included in the sale. There are no guarantees on the white goods. Agent's Note: This development is factored by Redpath Bruce with an approximate annual fee of £260. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



Get in touch

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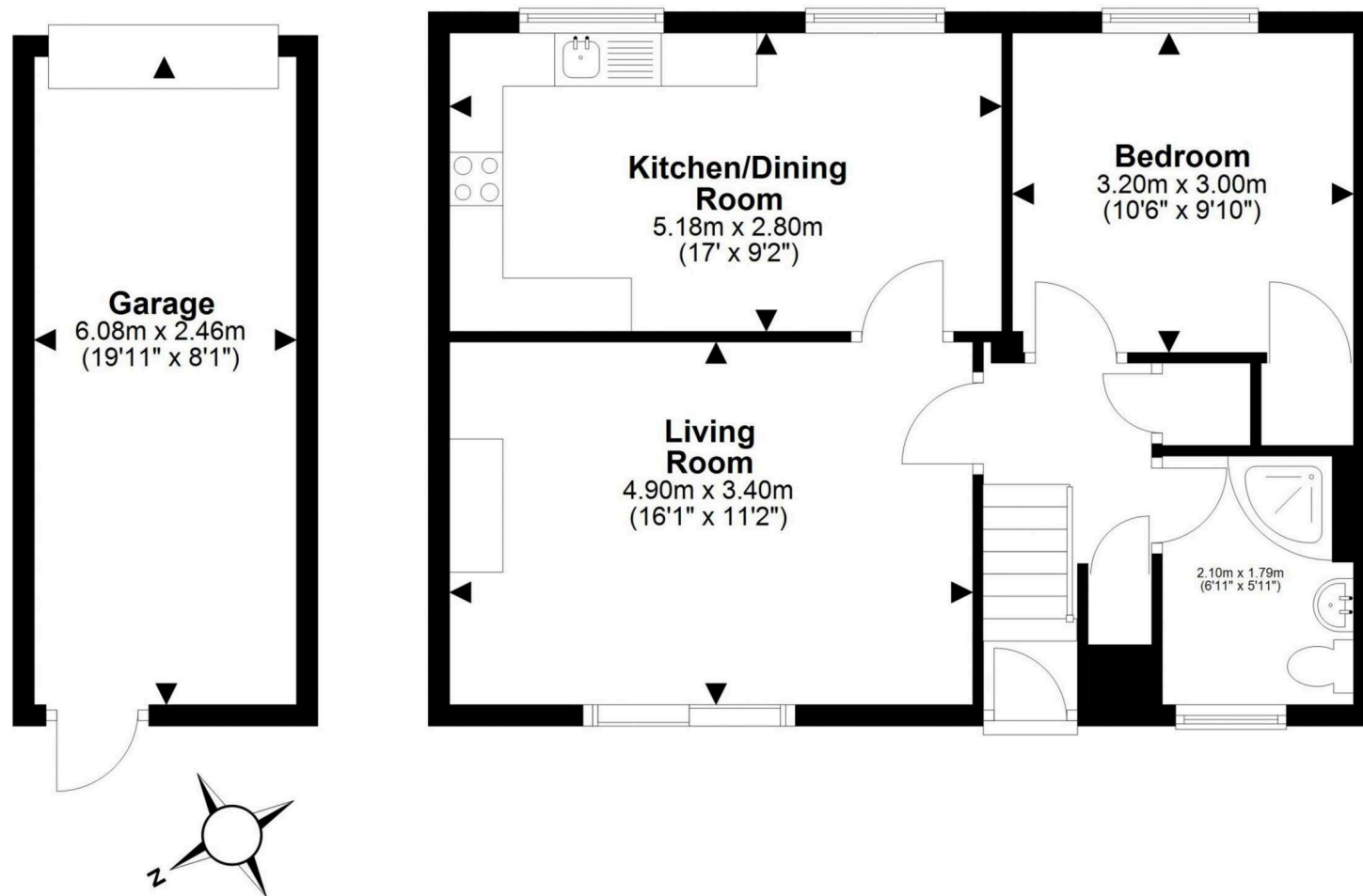
Bruntsfield Office:

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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.