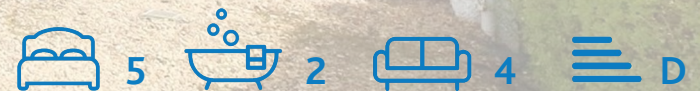




**Harper  
Macleod LLP**  
Estate Agents & Solicitors

**63 Hillpark Avenue, Edinburgh EH4 7AL**

**Offers over £860,000**



## 63 Hillpark Avenue

, Edinburgh, EH4 7AL

This lovely detached family home offers a desirable, tranquil location commanding stunning open views towards Arthur's Seat within the highly sought-after district of Blackhall, convenient for access to local amenities, schools and transport links.

Thoughtfully extended, the beautifully light and flexible accommodation provides enviable modern living space comprising: welcoming entrance hall, charming dual aspect lounge with feature fireplace/wood burning stove, an impressive well designed fitted breakfasting kitchen/dining/family room boasting an enviable open aspect, wonderful sunroom with bifold doors to large sun deck, cinema room with useful utility cupboard and cloakroom/wc off, superb master bedroom with fitted dressing room and large stylish en suite shower room, four further good sized bedrooms, contemporary family bathroom with shower and cloakroom/wc. Well presented, the bright generous interior also benefits from the added comfort of gas central heating complemented by the installation of double-glazed windows. Exceptional storage includes an extensive floored attic and a former integral garage/store room with light/power/water accessed via a roller door from the rear garden. The sizeable mature gardens are attractively laid out to provide a range of interest/colour and an idyllic retreat to enjoy much of the day's sunshine. A delightful horseshoe drive provides dual access and excellent off-street parking.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.





**Lounge**  
16'1" x 14'3" (4.90m x 4.34m)

**Breakfasting  
Kitchen/Dining/Family Room**  
27'4" x 16'3" (8.33m x 4.95m)

**Master Bedroom**  
13' x 12'10" (3.96m x 3.91m)

**Dressing Room**  
11'8" x 6'1" (3.56m x 1.85m)

**En Suite Shower Room**  
9'1" x 8' (2.77m x 2.44m)

**Bedroom 2**  
14'8" x 13'0" (4.47m x 3.96m)

**Bedroom 3**  
13'2" x 10'10" (4.01m x 3.30m)

**Bedroom 4**  
9'5" x 9'0" (2.87m x 2.74m)

**Study/Bedroom 5**  
13'5" x 8'3" (4.09m x 2.51m)

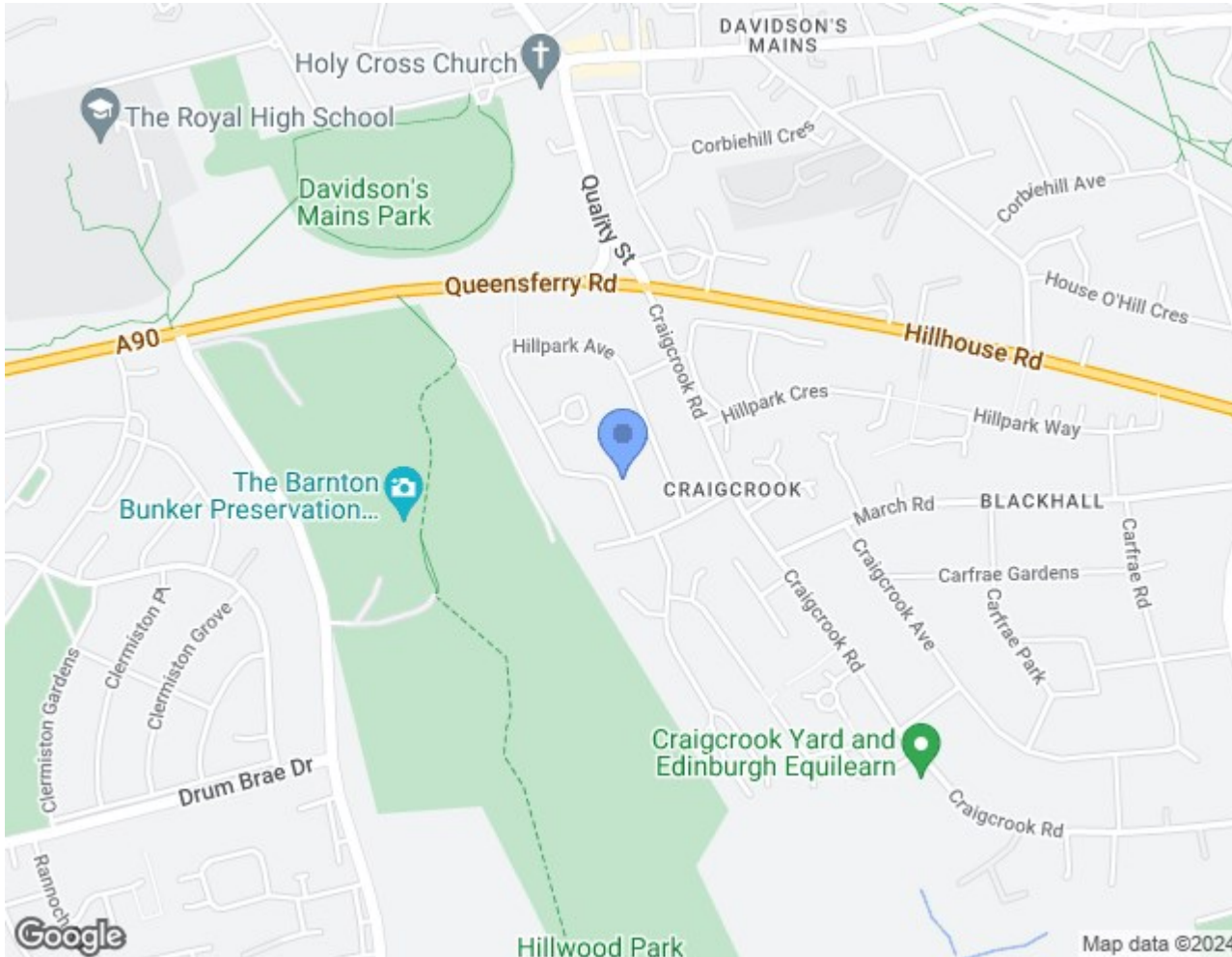
**Sun Room**  
16'5" x 13'9" (5.00m x 4.19m)

**Cinema Room**  
10'10" x 10'1" (3.30m x 3.07m)

**Bathroom**  
6'8" x 6'3" (2.03m x 1.91m)



## Area Map

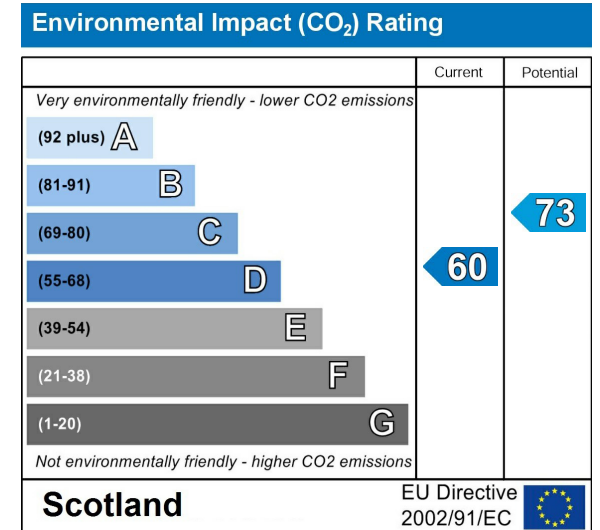
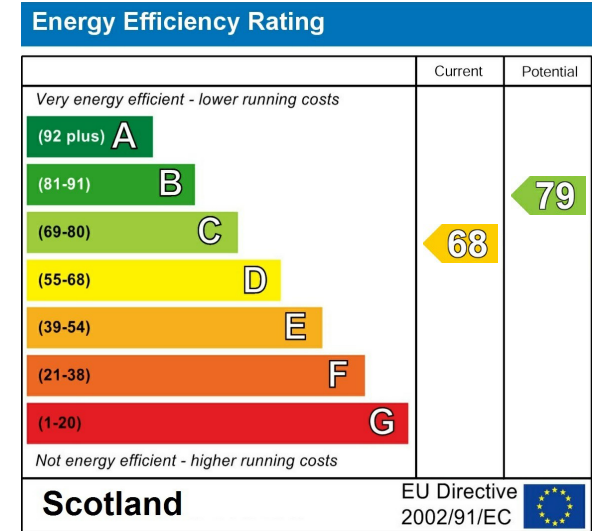


## Viewing

Please contact our Edinburgh Office on 0131 554 6244 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



Harper Macleod LLP, Citypoint, 65 Haymarket Terrace, Edinburgh, EH12 5HD

Tel: 0131 554 6244 Email: estateagency.edinburgh@harpermacleod.co.uk