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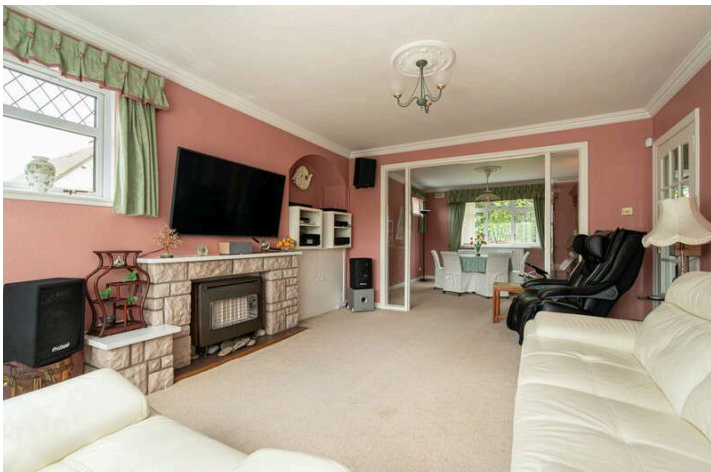
16 Hillpark Way  
Edinburgh, EH4 7BJ

Vestibule  
Hall  
W.C. Cloakroom, Lounge, Dining room  
Breakfasting kitchen, Utility room  
Upper hall  
Principal bedroom with En-suite bathroom  
Three further double bedrooms and Family bathroom  
Broad mono-blocked driveway with off street parking  
Single garage  
Established private gardens to front and rear  
Full gas central heating  
Double glazing  
EPC: D  
Council tax band: G

16 Hillpark Way, Blackhall is a most desirable, spacious family detached villa situated in the prime location of Blackhall. The property is ideally positioned at the end of a quiet cul-de-sac and is set amidst established landscaped gardens making it very private. There are also lovely views to the front over towards Corstorphine Hill and to the rear over towards the Firth of Forth. This delightful family home has been very well maintained and offers spacious, well-proportioned accommodation over two floors. Full gas central heating and double glazing have been installed ensuring a comfortable and ambient living environment.

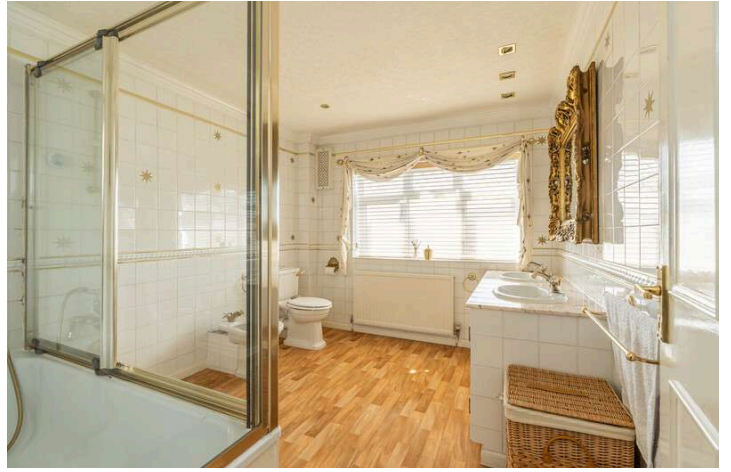
The spacious and adaptable accommodation comprises: Entrance vestibule, hall, w.c. cloakroom, spacious lounge with broad window to front and open outlook, formal dining room with window overlooking rear garden and door leading to hall, breakfasting kitchen with base and wall mounted units incorporating electric hob, oven and cooker hood, outlook over rear garden and door leading to utility room with stainless steel sink unit, plumbed for automatic washing machine and dishwasher, door leading to rear garden. A carpeted staircase from the lower hall leads to the upper hall with hatch to loft and good storage cupboards. Principal bedroom with window to front and tastefully fitted wardrobes with excellent storage, views towards Corstorphine Hill, en-suite bathroom with four piece suite and bath with shower over and screens, three further double bedrooms and family bathroom with three piece suite including a Jacuzzi style bath with screen. To the front of the property there is a full width mono-blocked driveway with lots of additional parking and access to the single garage with up and over door.

Hillpark Way is situated in the highly sought after Blackhall district of North Edinburgh only fifteen minute drive from the city centre and close to Davidson's Mains. The local area has a wide variety of excellent amenities which include a variety of useful local shops, a coffee shop, hairdressers and a Tesco Local at Davidson's Mains. A short drive east takes you to the popular Craigmyle Retail Park which has a wider selection of high street retailers including a Marks and Spencers and Sainsburys Supermarket. Edinburgh's West End is within easy reach and has a host of cultural venues including Art Galleries, Museums and Theatres. Education is well-served with Blackhall Primary and the Royal High School being in the local catchment. Some of Edinburgh's highly regarded private schools are also close-by and include Stewarts Melville College/ESMS, Fettes College, St Georges and Edinburgh Academy. There are good road links via the Queensferry Road to the City Bypass, Forth Rail Bridge and Edinburgh international Airport. There is also an excellent bus service running to and from the city centre and to surrounding areas.













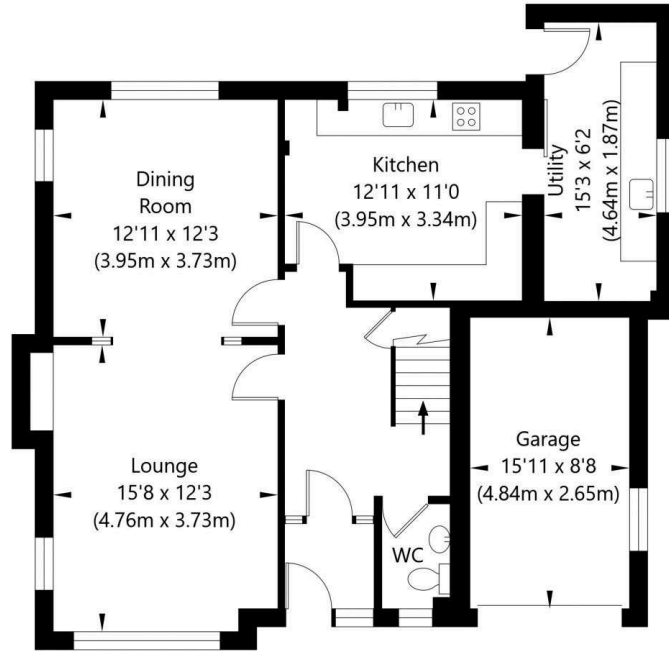




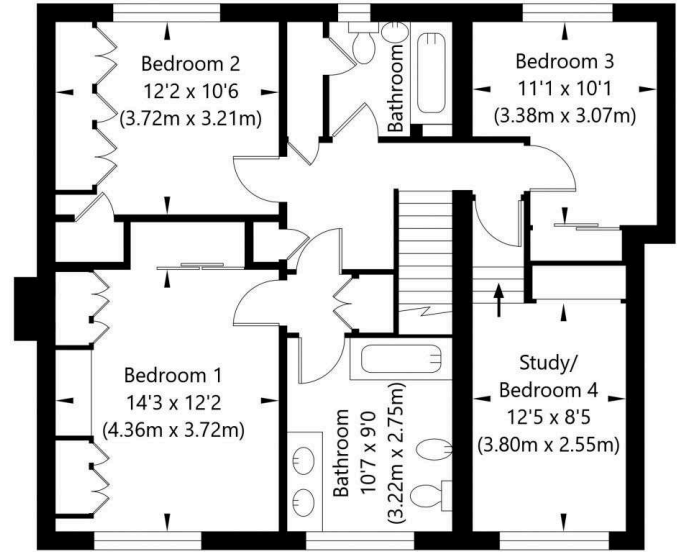
Approx. Internal Area 155.7 Sq M / 1676 Sq Ft.

Not to scale. For identification only.

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Ground Floor



First Floor

Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit [www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)



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