



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**48 Hillpark Wood**

Blackhall, Edinburgh, EH4 7SZ



# 48 Hillpark Wood

This one-bedroom upper flat forms part of an established residential area in sought-after Blackhall, representing an ideally proportioned home for first-time buyers, professionals, couples, and rental investors alike. The flat enjoys a leafy outlook and benefits from access to shared green space, as well as boasting its own garage for private parking. The immediate area is home to excellent everyday amenities and a wealth of open spaces, whilst the very heart of the city is just over three miles away.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Factors: the development is managed by Redpath Bruce for an approximate annual fee of £300 which covers cleaning, lighting and maintenance for communal areas in the stair and the development.

## Property Summary

- Upper flat in Blackhall
- Secure shared entrance and stairwell
- Hallway with built-in storage
- West-facing living room with Juliet balcony and leafy outlook
- Spacious dining kitchen
- Double bedroom with built-in storage
- Bright three-piece bathroom
- Access to shared gardens
- Single garage for private parking
- Gas central heating and double glazed
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £205,000









West-facing living room  
with Juliet balcony and  
leafy outlook and a  
spacious dining kitchen









Double bedroom with  
built-in storage, a bright  
three-piece bathroom  
and a single garage for  
private parking









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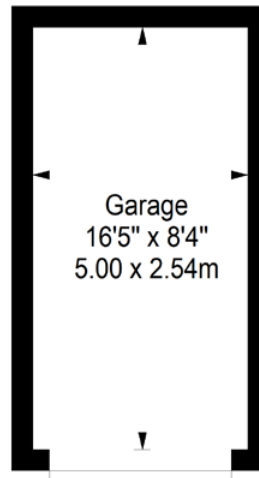
**Zoopa.co.uk** **rightmove** **onTheMarket.com**

**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

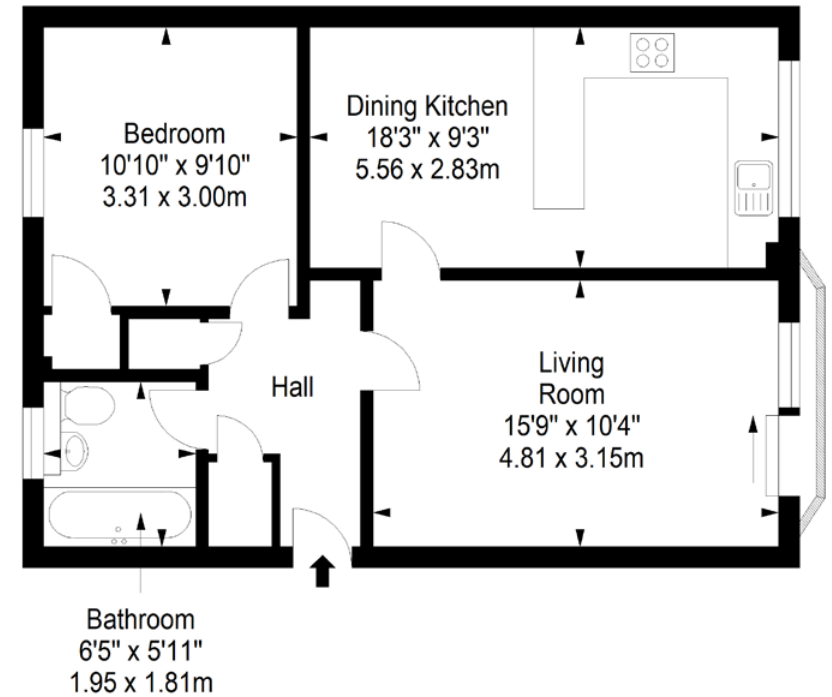
**Garage**

Approx. 12.7 sq. metres (136.7 sq. feet)



**First Floor**

Approx. 53.5 sq. metres (575.9 sq. feet)



Total area: approx. 66.2 sq. metres (712.6 sq. feet)