




COULTERS[©]

8 HILLPARK GROVE

BLACKHALL, EDINBURGH, EH4 7AP

 5 BED  2 BATH  3 PUBLIC



TAKE A LOOK INSIDE

Nestled in an established, modern development in popular Blackhall, this is a beautiful five bedroom detached house over three levels, with a gorgeous private garden and a double garage. The home's elevated position enables attractive, open views to both the front and rear of the city skyline and towards Corstorphine Hill. With steps up to the first floor, the front door opens onto a wide, spacious hall, providing access to all rooms, a convenient WC and a stair to the upper floor. The attractive sitting room boasts two sets of double doors, opening directly on to the garden, whilst an open flame gas fire creates a wonderful focal point in the room.

KEY FEATURES



Impressive detached house with sweeping views.



Five double bedrooms.



Delightful, secluded and easily maintained south west facing rear garden.



Double garage and large driveway.



Situated in the sought after area of Blackhall.



Large storage room with various options for conversion.



EPC Rating - C



Council Tax Band - G



A separate, bright family room, is flooded with light from both the front and rear of the property is situated off the hall.

With views over the area and across the city, the kitchen / dining room has a series of fitted wall and base mounted cabinets and plenty of space for a dining table and chairs for the family to come together. The integrated appliances comprise gas hob, oven, dishwasher and fridge freezer. A handy utility room has a washing machine and pulley, in addition to an external door.

The lovely principal double bedroom is situated to the rear of the property with views towards Corstorphine Hill and benefitting from an en-suite shower room.





CONTINUED...

Four further engaging double bedrooms are also located on the first floor, one of which is currently used as a home office. The family bathroom with bath (and shower over), WC and wash hand basin completes the living accommodation.

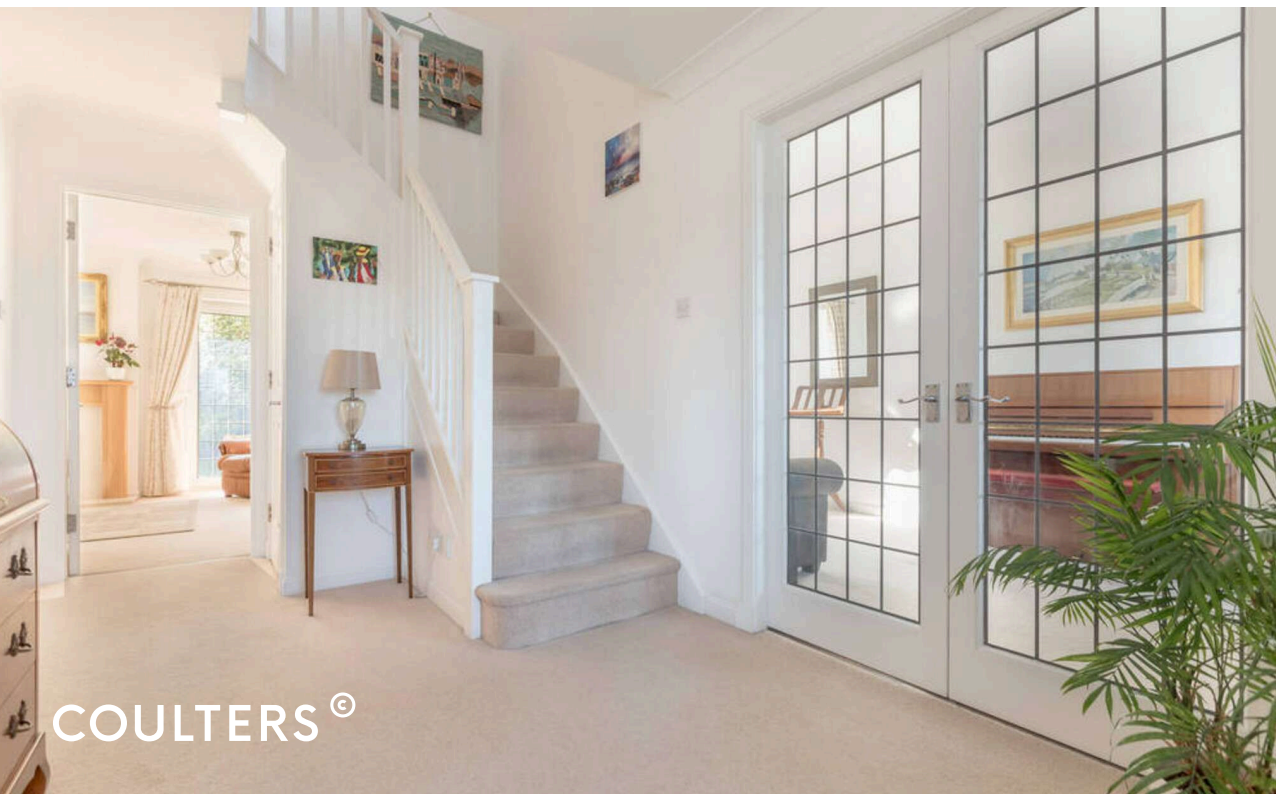
Heating and hot water is provided by gas central heating and there is double glazing throughout. The home also has plenty of storage cupboards throughout and an attic (accessed by a Ramsay ladder).

Below there is a double garage (with remote control access and monobloc driveway) and a superb spacious storage room.

To the front of the property there is a charming mix of established shrubs and bushes bordering the steps and balcony surrounding the main living level. To the rear is a picturesque, enclosed landscaped rear garden with lawn and patio.

EXTRAS

All fixtures and fittings, including; blinds, light fittings, carpets and fitted floor coverings. Some additional items may be available by separate negotiation.









THE LOCAL AREA

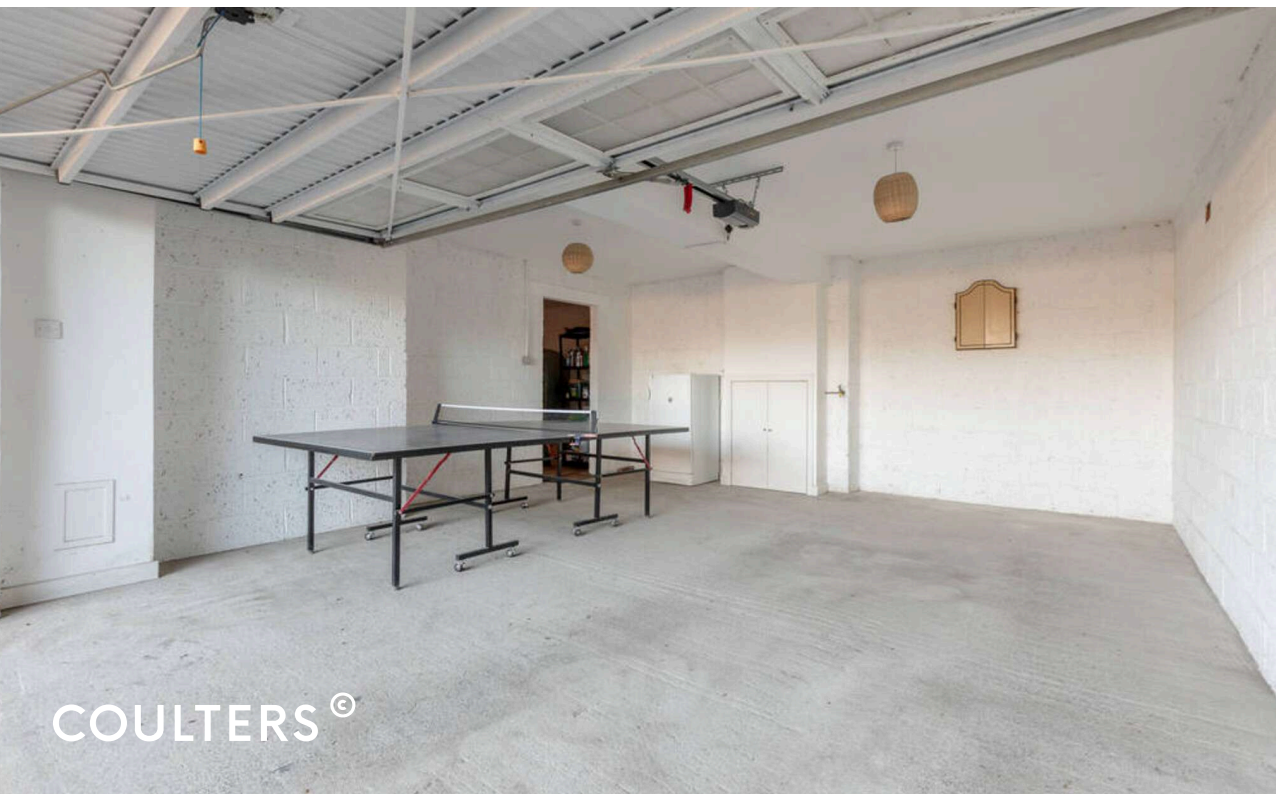
Hillpark Grove is quietly positioned in Edinburgh's popular neighbourhood of Blackhall, approximately two miles from Edinburgh's City Centre.

Within easy reach of shopping, and leisure pursuits it offers an enviable lifestyle. Corstorphine Hill Nature Reserve, Dalmeny Estate, Cramond Beach, and Lauriston Castle are just some of the nearby open spaces to enjoy. The Royal Burgess Golf Club, Ravelston Golf Club, Murrayfield Golf Club and Blackhall Lawn Tennis Club are close, with Murrayfield Stadium and David Lloyd Health Club at nearby Corstorphine.

Craigleith Retail Park boasts a Sainsbury's supermarket and other retailers including a Marks and Spencer, and there is a Waitrose at Comely Bank. Nearby Barnton and Davidson's Mains have a good selection of local shops and a Tesco supermarket.

It is in the catchment area for the well-regarded Blackhall Primary School, The Royal High School, St Andrew's Fox Covert RC Primary School and St Augustine's RC High School. Fettes College, Erskine Stewart's Melville School, Edinburgh Academy and St George's School are some of the private schooling options available.

The property benefits from superb transport links with regular bus services into the City Centre, as well as quick access to Edinburgh International Airport, the Queensferry Crossing and the M8. It is also well-positioned for the extensive cycle path network.



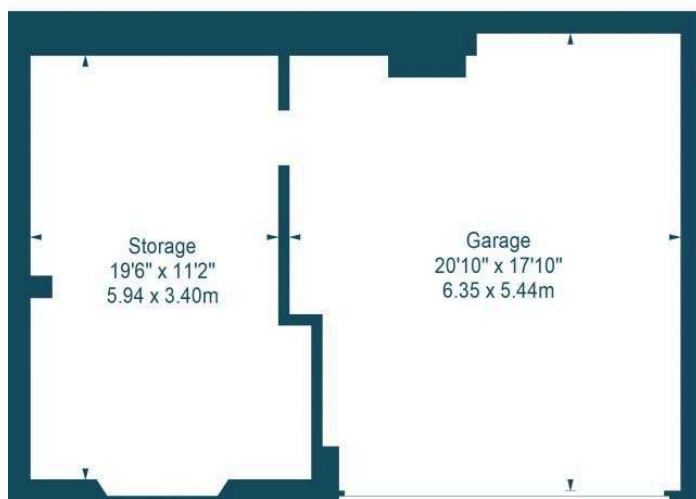
Hillpark Grove, EH4 7AP



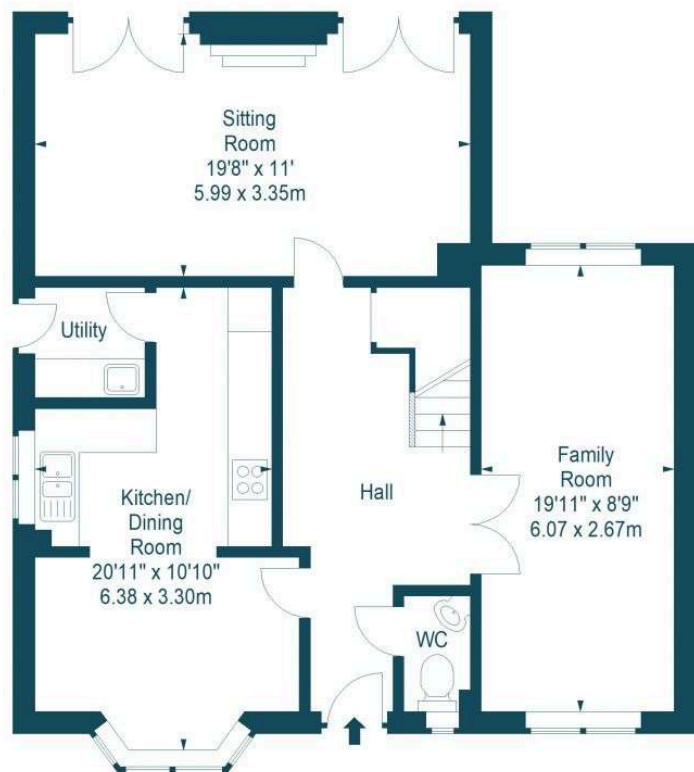
Approx. Gross Internal Area
1618 Sq Ft - 150.31 Sq M
Garage & Storages
Approx. Gross Internal Area
609 Sq Ft - 56.58 Sq M
For identification only. Not to scale.
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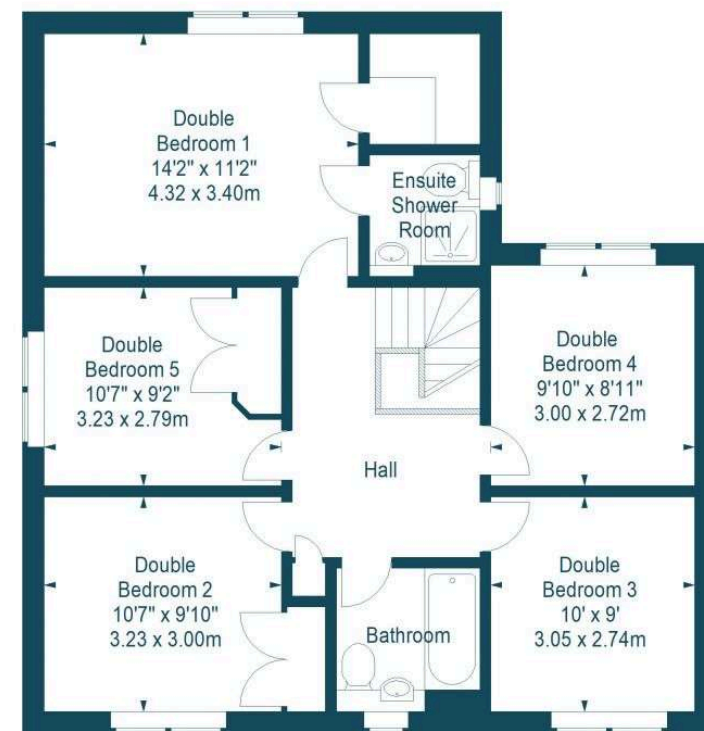
Lower Ground Floor



Lower Ground Floor



Ground Floor



First Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.