



16 HILLPARK LOAN

Blackhall, Edinburgh EH4 7BH



1

Public Room



3

Bedrooms



1

Bathroom

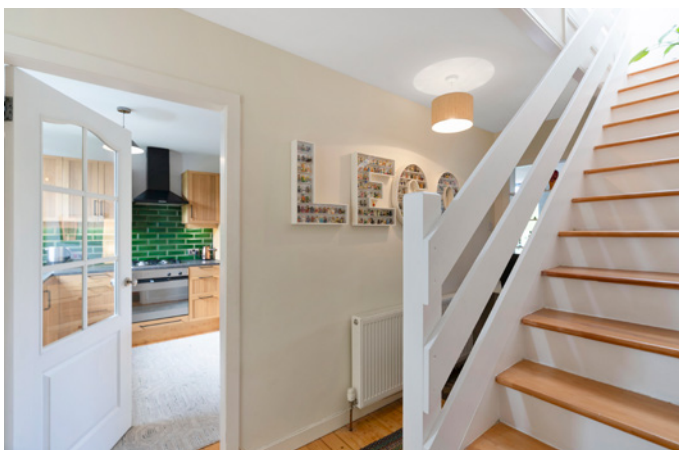


16 HILLPARK LOAN

Enjoying a peaceful setting in sought-after Blackhall, this bright mid-terraced house offers stylish, practical accommodation ideal for families. The ground floor centres around an exceptionally spacious open-plan living and dining room, featuring a wood-burning stove and direct garden access, alongside a well-appointed kitchen, useful study area, and WC. Upstairs, three bedrooms are accompanied by a contemporary bathroom with an overhead shower. The attractive enclosed rear garden provides leafy privacy and space for outdoor relaxation, while a separate garage offers secure parking or storage. Excellent local amenities, schools, green spaces, and convenient city-centre transport links are all within easy reach.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Three-bedroom mid-terraced house
- Sought-after Blackhall address
- Spacious open-plan living/dining room
- Well-appointed kitchen
- Useful study area
- Principal bedroom with fitted storage
- Two further double bedrooms
- Contemporary bathroom with shower-over-bath
- Convenient ground-floor WC
- Gas central heating and double glazing
- Enclosed, leafy rear garden
- Separate single garage







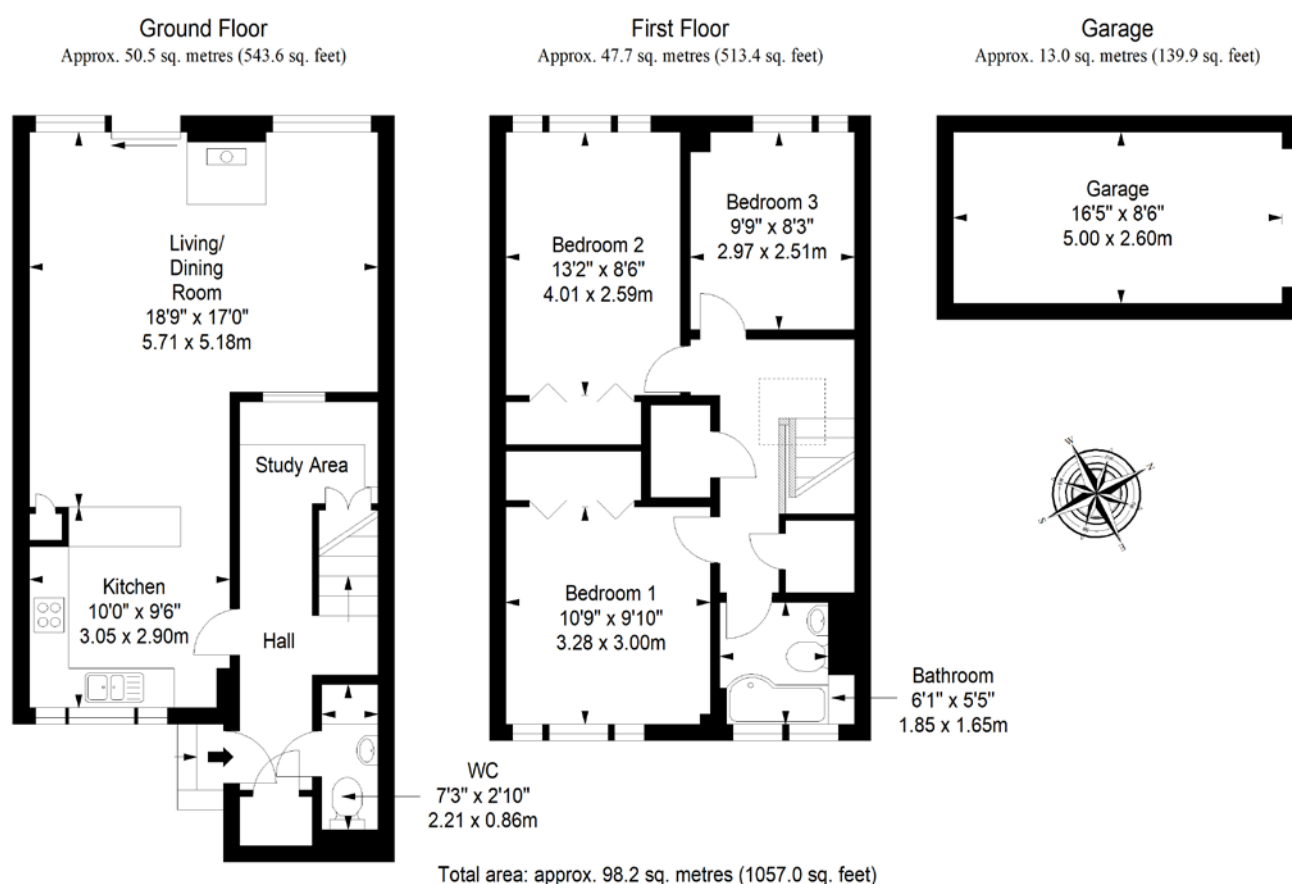


Extras: All fitted floor and window coverings, light fittings, dishwasher, washing machine and separate tumble dryer are included.



BLACKHALL

Hugged by large green areas of natural beauty is Blackhall, a sought-after suburb situated only a few miles away from the bustling city centre. The tranquil, tree-lined streets, with their detached and semi-detached houses, enjoy excellent local amenities, schools and outdoor pursuits. Nearby Craighleith Shopping Park offers 18 High Street stores including a Marks & Spencer and a Sainsbury's. Blackhall itself offers a range of quality independent outlets including cafés, services, pubs, shops, take-aways, restaurants and a wonderful library. The area is renowned for its excellent schools including Blackhall Primary and The Royal High (both state schools), and the private Mary Erskine and Stewarts Melville. Enjoying the outdoors and staying fit couldn't be easier. The leafy Ravelston Park is a short walk from the property, and Ravelston Wood and Corstorphine Hill offer outstanding walks, cycle paths, and picnic spots. Ravelston and Murrayfield golf courses are both close-by and the Murrayfield Sports stadium offers a wealth of activities and sports clubs. The area is conveniently situated for commuting to the city centre, the nearby Edinburgh Airport and the motorway network. Public transport can be found close-by with regular day and night services.



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