



## 52 Hillpark Wood, EDINBURGH, EH4 7SZ

Well-presented one-bedroom lower villa with private entrance and garage, ideally situated in the highly sought-after Blackhall area. Nestled within a quiet cul-de-sac, the property enjoys a peaceful setting while remaining close to an excellent range of local amenities. Offering superb potential, it would make an ideal home for a single professional or couple. The property further benefits from gas central heating.

The accommodation comprises:

- Entrance hall with two storage cupboards, one of which houses the combi boiler
- Spacious rear facing double bedroom with storage cupboard / wardrobe
- Generous living room with windows to the front and side
- Fitted kitchen with a range of white gloss units with laminate worktops with inset stainless steel sink and appliances including a gas cooker, washing machine and fridge freezer
- Deep walk-in storage cupboard with study / home office area
- Fully tiled bathroom fitted with a WC, wash basin and bath with electric shower over



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING  
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## Exterior

There is an external storage cupboard and a single garage with up and over door, power and lighting.

The property has access to shared gardens which are maintained by Redpath Bruce property management. They appoint Ambius gardening services to look after garden maintenance. It is invoiced twice per year and the cost in 2025 was £139.66.

There is also an unallocated residents car park.

## Location

Blackhall is a highly regarded residential area situated a few miles north-west of Edinburgh city centre. The area offers an excellent selection of local amenities, including a Sainsbury's supermarket and Marks & Spencer at Craigleith Retail Park, both within a short drive. Additional shopping facilities can be found in nearby Davidson's Mains, including a Tesco Metro, while a Tesco Express is located on Queensferry Road.

The area is well served by attractive green spaces and recreational facilities, including Corstorphine Hill and Blackhall Lawn Tennis Club. Excellent public transport links provide easy access to the city centre, while the nearby City Bypass and M8 motorway offer convenient connections to Edinburgh International Airport, the Forth Road Bridge and the wider central Scotland motorway network.

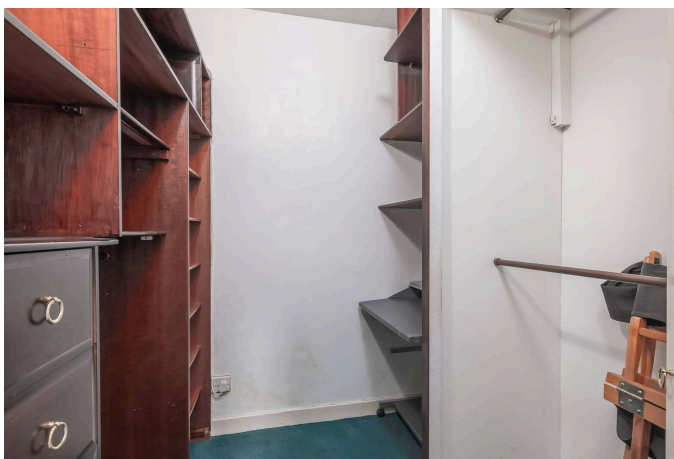
The property lies within the catchment area for Blackhall Primary School and The Royal High School and is also conveniently located for many of Edinburgh's leading independent schools.

## Extras

All fitted floor coverings, light fittings and kitchen appliances are included in the sale.

As the property is currently unoccupied, the Services Clause contained within the Scottish Standard Clauses (Edition 6) will be excluded from the missives. The property is sold as seen and purchasers should satisfy themselves regarding the condition and working order of the systems and appliances within the property.

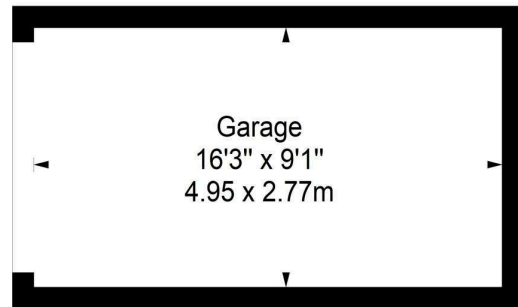
Council tax - Band C



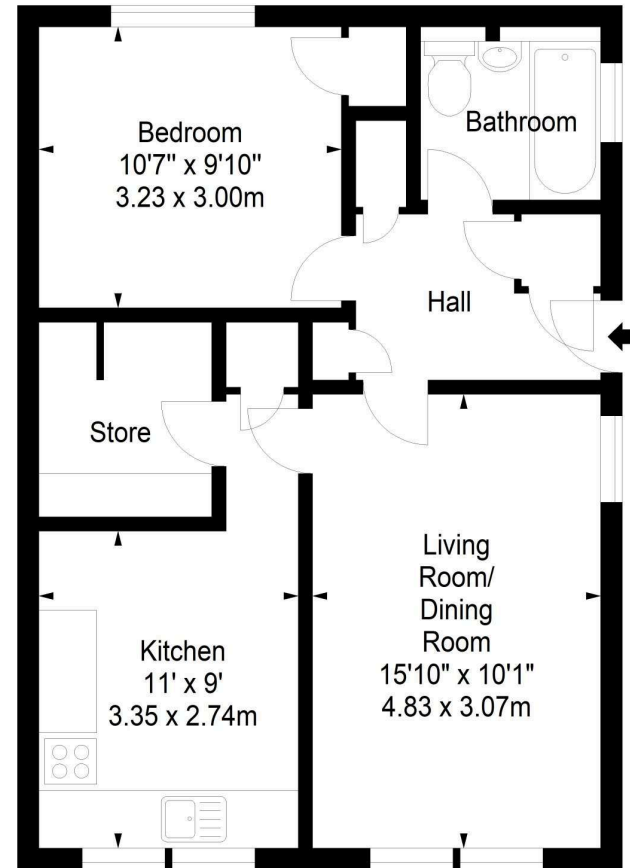
**Hillpark Wood,  
Edinburgh,  
Midlothian, EH4 7SZ**



Approx. Gross Internal Area  
556 Sq Ft - 51.65 Sq M  
Garage  
Approx. Gross Internal Area  
146 Sq Ft - 13.56 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Ground Floor



Ground Floor

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Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents  
22 St. John's Road, Corstorphine, EH12 6NZ  
DX 550 440 Edinburgh 44

F: 0131 539 7035  
E: [property@dmdpartnership.co.uk](mailto:property@dmdpartnership.co.uk)  
T: 0131 316 4666

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