2 HILLPARK RISE

BLACKHALL, EDINBURGH, EH4 7BB

Welcome to an executive detached house in sought-after Blackhall, offering three reception areas (including a stylish kitchen/dining room) and four bedrooms, alongside landscaped gardens and private parking for two vehicles.



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The property expert behind the personalised service

MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

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An executive detached house with three reception rooms and four bedrooms

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Property Name

2 Hillpark Rise

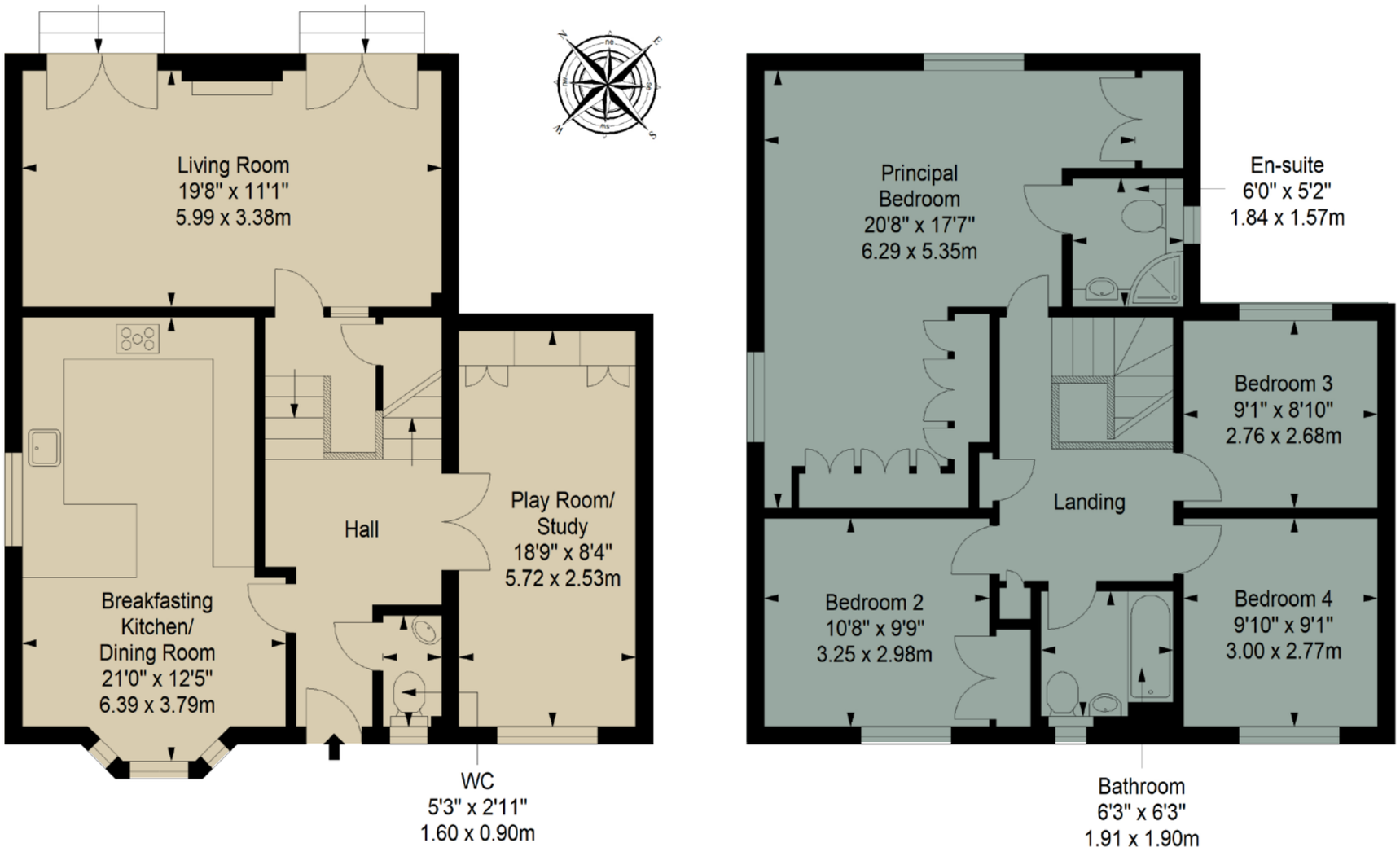
Location

Blackhall, Edinburgh, EH4 7BB

Approximate total area:

147.5 sq. metres (1587.7 sq. feet)

- Ground Floor - First Floor





This southwest-facing four-bedroom detached house is an exceptional family home that covers over 1587 square feet. The spacious interiors are finished to an impressive standard too, enjoying modern interior design and high-quality fixtures and fittings throughout. Two reception rooms provide space to relax, as a breakfasting kitchen/dining room forms a sociable centrepiece for evening meals. For added convenience, the bedrooms are supported by an en-suite and a family bathroom, alongside a downstairs WC. It further boasts a double driveway and a beautiful rear garden that is ideal for hosting.

GENERAL FEATURES

Executive detached house covering over 1587 sq. ft.
Forms part of an exclusive development in Blackhall
Set on a no-through road near lots of idyllic walks
Modern interiors with high-end fixtures throughout
Home Report value - £750,000
EPC Rating - C

ACCOMMODATION FEATURES

Hall with a modern WC and understairs storage
Living room with French doors and a gas fireplace
Versatile play room/study/sitting/fifth bedroom
Shaker-inspired breakfasting kitchen/dining room
Landing with an airing cupboard and attic access
Large principal suite with extensive wardrobe storage
Three further bedrooms (one with built-in wardrobe)
Modern en-suite shower room with walk-in shower
Family bathroom with an overhead rainfall shower
Gas central heating and double-glazed windows

EXTERNAL FEATURES

Enclosed, landscaped gardens to the front and rear
Private monoblock driveway with space for two cars

AN EXCLUSIVE FAMILY HOME

THAT KNOWS HOW TO SET A FIRST IMPRESSION

Set on a no-through road as part of an exclusive development, the property also has a family-friendly location in sought-after Blackhall. It is close to lots of idyllic walks, whilst being just a 5 minute drive from Craigleith Retail Park for all your daily shopping needs. It is in the catchment for the well-regarded Blackhall Primary and The Royal High Secondary schools, and is under 20 minutes by car from the city centre.

Step inside an exceptional family home that instantly impresses

You are welcomed inside by a hall that knows how to set a first impression, decorated with cream tones and engineered oak flooring. The introduction is further supported by a modern WC and understairs storage.





RECEPTION ROOMS

BRING THE FAMILY TOGETHER IN COMFORT AND STYLE

Set to the home's rear, the living room continues the hall's aesthetic and engineered oak floor, bringing the family together in comfort and style. The space is organised around a handsome gas fireplace that ensures a toasty environment, while twin French doors create a seamless flow out into the rear garden. It is the perfect setup for families with young children and those who love to entertain.

Two reception rooms promising space and versatility







A second reception room provides homeowners with additional flexibility. Currently arranged as a play room/ study with a cosy sitting area, this southwest-facing space can easily adapt to your lifestyle. Alternative uses include a private office for the owners or even a fifth bedroom for independent family members. Two fitted cupboards with a desk area add to its practicality.

THE KITCHEN

The dual-aspect kitchen shares a large footprint with the dining area, extending over 262 square feet. A bay window forms the backdrop to the dining space, while the kitchen is nestled behind a two-person breakfast bar. It is a sociable arrangement that leaves plenty of room for cooking.

A stylish breakfasting kitchen and dining room made for sociable evenings





Shaker-inspired cabinetry provides generous storage too, alongside quartz worktops (by Stonecraft) that add another layer of luxury. The neutral tones complement the room's styling, as the fashionable look is reinforced by a gas range cooker, a twin Belfast sink, and a suite of integrated appliances (two fridge/freezer units, dishwasher, and washing machine).



Enviable kitchen design with Shaker-inspired cabinetry and luxury worktops





IMPRESSIVE PRINCIPAL BEDROOM

Enveloped in botanical-themed wallpaper, the principal suite has a chic ambience and impressive dimensions, covering 368 square feet. It incorporates dual-aspect windows for a flood of light, as well as a wide range of fitted wardrobes for outstanding clothes storage. It also enjoys a modern en-suite shower room with a walk-in quadrant shower cubicle.

with generous fitted wardrobes







THE REMAINING BEDROOMS





There are three further bedrooms (one with a built-in wardrobe) that continue the home's sophisticated sense of style. It ensures ample space for families to live and grow.

Exceptional bedrooms with a sophisticated sense of style



THE BATHROOMS

MODERN BATHROOM FACILITIES FINISHED TO HIGH STANDARDS

The first-floor family bathroom matches the high standards of the en-suite and WC. It features modern styling and a three-piece suite, which is comprised of a storage-set washbasin, a toilet, and a bath with both an adjustable overhead shower and a rainfall shower. Gas central heating and double-glazed windows ensure a comfortable living environment all year round.



GARDEN & PARKING

ENCLOSED GARDENS FOR THE ENTIRE FAMILY TO ENJOY



The home is nestled behind a private double driveway laid with monoblock paving, alongside an enclosed front garden that captures the southwest-facing sun.

Relax and dine outdoors with family and friends

The rear garden is also fully enclosed, coming landscaped with a generous patio and decked area set beside a neatly-kept lawn. It creates endless opportunities for relaxing and dining outdoors with family and friends.

Extras: all fitted floor and window coverings, a gas range cooker, and integrated kitchen appliances to be included in the sale. Light fixtures are available by separate negotiation.

EXPERIENCE THIS EXCEPTIONAL HOME IN PERSON AND CONTACT CULLERTON'S TODAY TO ARRANGE A VIEWING.

2 Hillpark Rise

BLACKHALL

Hugged by large green areas of natural beauty, Blackhall is a tranquil, sought-after suburb situated just a few miles from the bustling city centre, with excellent local amenities, schools, and outdoor pursuits. Nearby Craigleith Shopping Park houses high-street stores and major supermarkets, whilst Blackhall and the surrounding area offer a range of independent outlets, cafés, pubs, takeaways and restaurants, and a library.

2.7 miles northwest of Edinburgh City Centre

The area is renowned for its excellent private and state schools at primary and secondary levels, and enjoying the outdoors and staying fit could not be easier, with the scenic, leafy spaces of Ravelston Park, Ravelston Wood and Corstorphine Hill. Ravelston and Murrayfield golf courses, along with Murrayfield Stadium, offer a wealth of activities, sports clubs, events, and fixtures. The area is conveniently situated for commuting to the city centre, nearby Edinburgh airport and the motorway network. Excellent public transport is provided with regular day and night bus services.



SCHOOLS

State Schools: Blackhall Nursery, Blackhall Primary School, The Royal High School

Independent Schools: ESMS (Nursery, Junior, Mary Erskine School, Stewart's Melville College)

CULTURE

Scottish National Gallery of Modern Art One & Two, Edinburgh Zoo, Murrayfield Stadium

SHOPPING

Excellent independent retailers and businesses on Queensferry Road, as well as large high-street outlets, eateries and a Sainsbury's superstore at Craigleith Retail Park.

#1 A SUBURBAN IDYLL ENVELOPED BY AREAS OF OUTSTANDING NATURAL BEAUTY

LOCATION

2.7 miles northwest of Edinburgh City Centre

TRANSPORT

Bus – 13, 16, 41, 43, 54, N55, SKYLINK 200 (to airport)

Tram Stop – Haymarket (3.3 miles)

Train Station – Edinburgh Haymarket (3.3 miles)

Airport – Edinburgh International (5.7 miles)

SPORTS

Drum Brae Leisure Centre, ESMS Sports Centres, Blackhall Lawn Tennis Club, various golf clubs

PARKS

Ravelston Woods Local Nature Reserve, Ravelston Park, Corstorphine Hill, Hillwood Park

FOOD & DRINK

Wide range of cafes, bistros, takeaways, traditional pubs and family restaurants nearby.

ENVELOPED BY AREAS OF OUTSTANDING NATURAL BEAUTY, JUST TWO MILES FROM THE CITY CENTRE





Where truly bespoke service is the cornerstone of our ethos

WELCOME TO CULLERTON'S

At Cullerton's, every client enjoys the dedicated expertise of a seasoned consultant who personally oversees the sale or purchase of their property from inception to completion—without exception.

Whether buying, selling, developing, or investing, we provide unwavering representation at every stage. Our distinguished team of consultants, coupled with our multiple award-winning service, is further enhanced by the finest marketing materials in the Scotland — ensuring our clients gain a distinct advantage in an ever-evolving international property market.

To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

Contact us

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Property Consultant

MARK CULLERTON



For further information on this property, or to arrange a viewing, contact Mark, who will be delighted to assist you.

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About Mark

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Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

Mark lives in Blackhall with his family and is, at heart, a devoted family man. Warm, sociable, and down-to-earth, you will find him in his kitchen, where he loves nothing more than cooking up a storm for family and friends. Whether spending quality time at home, running around after one of his three sons, or teeing off with friends, Mark brings the same spirit of care and connection to all he does.

CULLERTON'S

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SCAN TO DISCOVER MORE

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