



Offers Over

**£210,000**

## 22 Hillpark Wood

Blackhall | Edinburgh | EH4 7TA

This lovely one-bedroom lower villa sits quietly within a charming development in the ever-popular district of Blackhall. Boasting a large lock-up garage and situated close to superb local amenities and convenient transport links, this fantastic home is bound to appeal to young professionals, first-time buyers, or those looking to downsize.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Private & shared gardens
-  Garage
-  EPC Band - D
-  Council Tax Band - D



## Description

An inviting entrance hallway provides access to a large storage cupboard. The lounge is bright and spacious, enjoying a pleasant front-facing aspect and offering flexibility for a variety of furniture layouts. The well-kept kitchen/diner is fitted with a range of integrated white goods and benefits from partial tiling in the splash areas for easy upkeep, along with under-unit lighting. There is also plenty of space for a dining table and chairs, making it a practical and sociable space. The bedroom is a comfortable double featuring fantastic fitted wall-to-wall wardrobes with sliding doors and additional space for freestanding furniture. The shower room is fully tiled and fitted with a corner cubicle rainfall shower and heated towel rail.

Further benefits include gas central heating, and double glazing throughout.

Factoring fees are payable at approximately £64 per quarter.



*This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*

## Gardens & Parking

Externally, the property benefits from a small private front garden laid to lawn as well as access to a shared drying green. A single garage with electric door and fitted storage options provides excellent additional space, while further free on-street parking is available for visitors.

## Extras

Selected fixtures and fittings, including; integrated electric hob, oven, extractor hood, fridge, and freezer, light fittings and fitted floor coverings.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

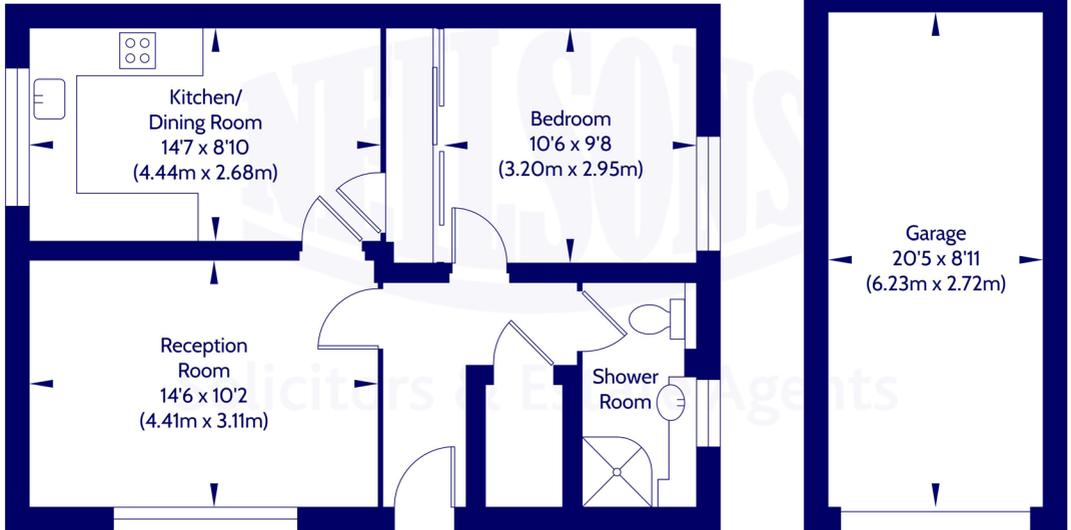
The prestigious district of Blackhall lies north-west of the City Centre and is well placed for the commuter with ease of access to the City Bypass, national motorway network, Forth Road Bridge, Haymarket Train Station and Edinburgh International Airport. Bus services also provide quick and frequent access to the city centre and surrounding areas. Excellent shopping facilities are close at hand, with a variety of local retailers, banks and post office, together with larger high street names located at the nearby Craigeith Retail Park, Stockbridge and Comely Bank. The Royal Botanic Gardens, Inverleith Park and Cramond foreshore provide local picturesque walks and the vast array of the city's galleries; museums, theatres and cinemas are but a short journey away. Blackhall Primary School and The Royal High School are within the school catchment area. The property is also convenient for many of Edinburgh's highly-regarded private schools.





Approx. Gross Internal Floor Area 51 Sq M / 547 Sq Ft.

### Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

