

16 Hillpark Green, Blackhall, Edinburgh, EH4 7TB



Description

Located in the highly sought after residential area of Blackhall, this rarely available upper mews flat lies within walking distance of Ravelston Park, Corstorphine Hill and within easy reach of a variety of amenities. Pleasantly located in a quiet courtyard development located off Craigcrook Road, the property would benefit from some cosmetic upgrading but offers easily manageable and light filled living which comes with a single lock-up garage and private garden.

Features

- Rarely available main door upper mews flat
- Peaceful courtyard setting within mature development
- Ideal home for individual or couple
- Living room with space for dining
- Double bedroom with fitted wardrobe
- Gas central heating and double glazing
- Single lock-up garage underneath with power and light supply
- Private enclosed garden area to the rear

Extras

The blinds, oven, hob, washing machine, fridge and freezer are included.

There is a Proprietor's Association who look after the common areas of Hillpark Green. There is an annual gardening maintenance charge of approx. £170.00 per property.

EPC Rating: D



Location

Positioned in Edinburgh's residential neighbourhood of Blackhall, a ten-minute drive North-West of Edinburgh's City Centre, this property enjoys a wonderful location. Corstorphine Hill Nature Reserve, Dalmeny Estate and Cramond Beach are just some of the nearby open spaces to enjoy. The Royal Burgess Golf Club, Murrayfield Golf Club, and Blackhall Lawn Tennis Club are close by and it is not far from Murrayfield Stadium and David Lloyd Health Club at Corstorphine. For everyday shopping needs, there is a convenience store and a popular café just a short walk away. Craighleith Retail Park, just a ten minute walk from the property, boasts a Sainsbury's supermarket and other retailers including a Marks and Spencer, and there is a Waitrose at Comely Bank. Cosmopolitan Stockbridge with the picturesque Royal Botanic Gardens and Inverleith Park has an array of high quality retail and dining choices. 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.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





Ground Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



**Connor
Malcolm**

1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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