

COULTERS®

WELCOME TO:  
HILLPARK GROVE

48/7 Hillpark Grove, Blackhall, Edinburgh, EH4 7AP



## HILLPARK GROVE AT A GLANCE:



Desirable Blackhall location



Contemporary two-bedroom apartment



Living room with turret bay window



Excellent links into city centre



Hillwood Park nearby



Well-regarded schooling close by



## EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. The tumble dryer is not included.



## A LITTLE BIT ABOUT THE PROPERTY:

This immaculate two-bedroom top floor apartment is located within a sought after yet peaceful contemporary development in Edinburgh's desirable Blackhall. Situated next to Corstorphine Hill woodlands, and beautifully presented throughout with stylish interiors, fixtures, and fittings, it will make for a wonderful and comfortable home. Its enviable location means it is close to a variety of leisure and retail amenities as well as the city centre. This property offers a fantastic lifestyle.

- An inviting entrance foyer with attractive hardwood flooring, and storage
- Bright living room with hardwood flooring, and unique turret bay window with stylish French doors, offering spectacular panoramic views across to Fife
- Spacious modern kitchen with space for comfortable dining, featuring high quality wall and floor cabinetry, and integrated appliances including, stainless steel hob, eye-level double oven, fridge/freezer, and dishwasher
- A comfortable front facing carpeted principal double bedroom with built-in double wardrobes. Features well-appointed new en-suite walk in shower room
- A further attractive double bedroom with enviable walk-in wardrobe
- Luxurious fully tiled family bathroom with new three-piece white suite featuring hidden cistern WC, washbasin set to storage, and bath with wall-mounted shower
- A useful loft for additional storage
- Gas central heating and double glazing throughout
- Lift to all floors and access to shared basement offering excellent storage
- Shared well-kept landscaped gardens and grounds

## LOCATION, LOCATION, LOCATION:

A popular residential area to the north west of Edinburgh's city centre, Blackhall has excellent local amenities, schooling, and tranquil leafy spaces.

Craigleath Retail Park less than ten minutes' drive from the property, has an impressive range of shops including a Sainsburys supermarket. There is a Waitrose, cafés, restaurants and independent retailers in neighbouring Comely Bank and Stockbridge. Further retail amenities including a café, pharmacy, and newsagent, are available in Blackhall and Davidson's Mains which also houses a Tesco supermarket.

Leisurely walks are nearby at Hillwood Park, Davidson Mains Park and Lauriston Castle, and the Ravelston and Murrayfield

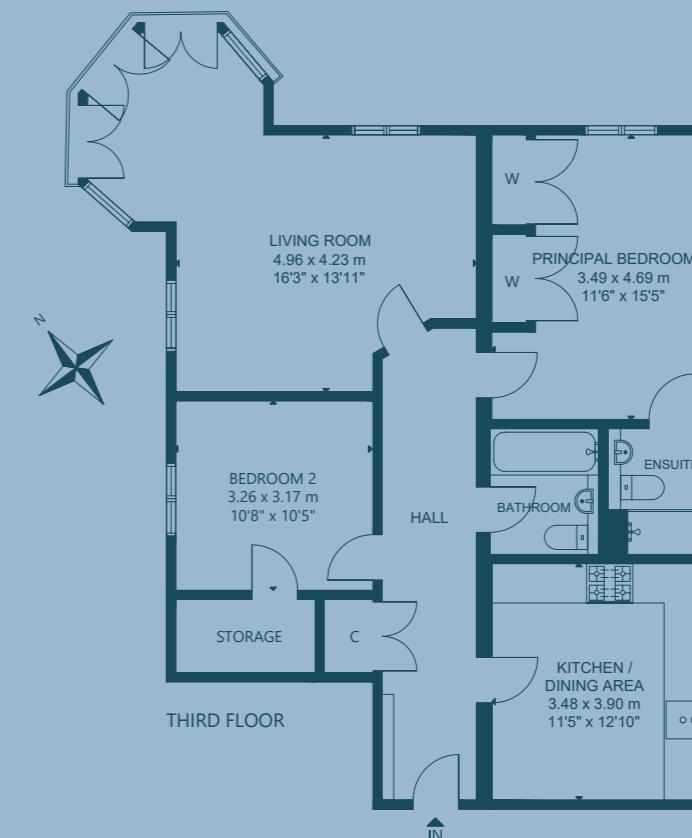
Golf Clubs, Blackhall Lawn Tennis Club and David Lloyd Leisure Centre are a short drive.

Well-regarded schooling includes Blackhall Primary and the Royal High School. Private school options including Fettes College, Stewarts Melville College, Mary Erskine's, and St Georges are all close by.

Regular bus services take you into the city centre in just over 25 minutes and Edinburgh Airport, the city bypass, and M8 are in close proximity.



## FLOOR PLAN:



48/7 Hillpark Grove, Blackhall, Edinburgh, EH4 7AP

Approx. Gross Internal Area

1,014 Sq Ft - 94 Sq M

For identification only. Not to scale.

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