



7 HILLPARK WOOD

BLACKHALL, EDINBURGH, EH4 7TA



1 PUBLIC



2 BED



1 BATH



EPC
TBC



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7 Hillpark Wood

This link-detached bungalow in Blackhall is set within a cul-de-sac of an established modern development and has undergone renovation and modernisation recently, culminating in a contemporary home with two bedrooms, a spacious reception area, and a modern kitchen and shower room. Externally, the property benefits from access to a shared drying area and has a private single garage.

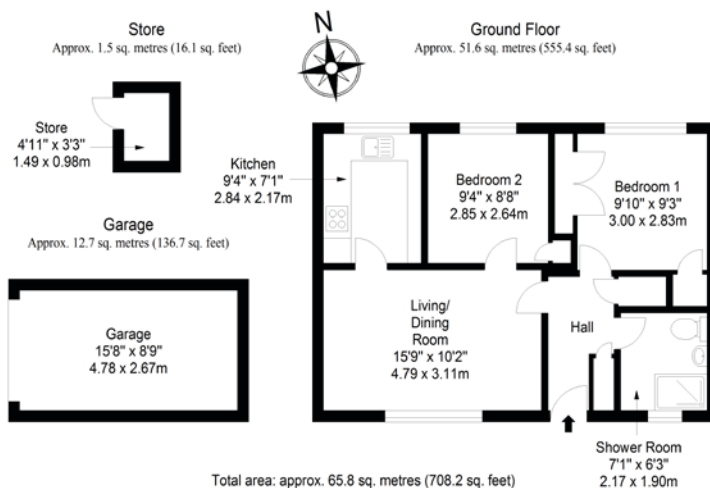
A hall with built-in storage welcomes you into the property, setting the tone for the interiors to follow with chic grey décor and modern wood-styled flooring. Leading off the hall to the left is a living room, where space is provided for lounge furniture and a seated dining area, if desired. The reception room continues the attractive presentation of the hall with the same grey décor, accompanied by a carpet for optimum comfort underfoot. The kitchen is conveniently adjoined to here and is appointed with brand-new glossy contemporary cabinetry, coordinating worktops, and attractive splashback panelling. An oven, a hob, and an extractor fan are integrated, whilst space is provided for a freestanding fridge/freezer and an undercounter washing machine.

The appealing property accommodates two double bedrooms, both offering space for freestanding bedroom furnishings and accompanied by built-in storage. The sleeping areas both continue the attractive, modern presentation of the preceding accommodation with stylish décor and fitted carpets. A chic shower room completes the accommodation on offer, comprising a walk-in enclosure and a WC-suite. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the home benefits from a private external storage cupboard and access to a shared drying area, with private parking provided by a single garage located within a communal block close by.

Extras: all fitted floor coverings, window blinds, light fittings, and integrated kitchen appliances will be included in the sale.





Blackhall

Hugged by large green areas of natural beauty is Blackhall, a tranquil, sought-after suburb situated only a few miles away from the bustling city centre with excellent local amenities, schools, and outdoor pursuits. Nearby Craighleith Shopping Park houses high-street stores and major supermarkets whilst Blackhall and the surrounding area offers a range of independent outlets, cafés, pubs, takeaways and restaurants, and a library. The area is renowned for its excellent private and state schools at primary and secondary level 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 and Murrayfield Stadium offers 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 bus night services.



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