



**17/2 Hillpark Brae, Blackhall,  
Edinburgh, EH4 7TD**



**CHARTERED FIRM**



**ELP**   
**Arbuthnott  
McClanachan**  
solicitors & estate agents

## WELL PRESENTED

### TWO-BEDROOM, FIRST FLOOR FLAT



Well presented, two-bedroom, first floor flat located in a particularly nice, quiet, residential development, in the sought after Blackhall district in Edinburgh, close to excellent local amenities, transport links and green spaces. This property has been very well kept, although would benefit from some modernising, and offers spacious, well-proportioned accommodation over one level. There are external steps leading to the front and rear entrance. The accommodation consists of a vestibule and hallway, both with storage, a lovely, light and airy lounge, which is open plan to the generous dining kitchen, with a good range of fitted units and appliances, a breakfast bar and plenty of space for a dining table and chairs. There are two double bedrooms, both with built-in wardrobes, and a family bathroom. There is also a double garage, with power, and an attractive communal garden to the rear of the building, with a drying area, lawn and pretty painted borders.

- Communal stair
- Vestibule and hall
- Lounge
- Dining kitchen
- Two double bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Communal garden
- Double garage

Hillpark Brae proprietors Assoc approx £110 Per annum for gardening





## BLACKHALL

Blackhall is a desirable residential area located close to Edinburgh's West End and the city centre. There is local shopping throughout, whilst supermarkets can be found on Ferry Road, Comely Bank and at Craighleith Retail Park. Nearby Stockbridge also provides a range of quality independent retailers including butchers, fishmongers, cafes, restaurants, and bars. There are highly-regarded schools in the vicinity in both state and private sectors, including Fettes College, Stewart's Melville College, The Edinburgh Academy, St George's, Mary Erskine's, and Flora Stevenson schools. Leisure opportunities nearby include walks along the Water of Leith, Inverleith Park, Cramond Shore, The Royal Botanic Gardens, and Murrayfield and Ravelston golf courses. Regular bus services are available throughout.



### Extras

All fitted carpets, floor coverings, curtains, blinds, light fittings, oven, hob, washing machine, fridge, freezer are included in the sale (no warranties given).

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

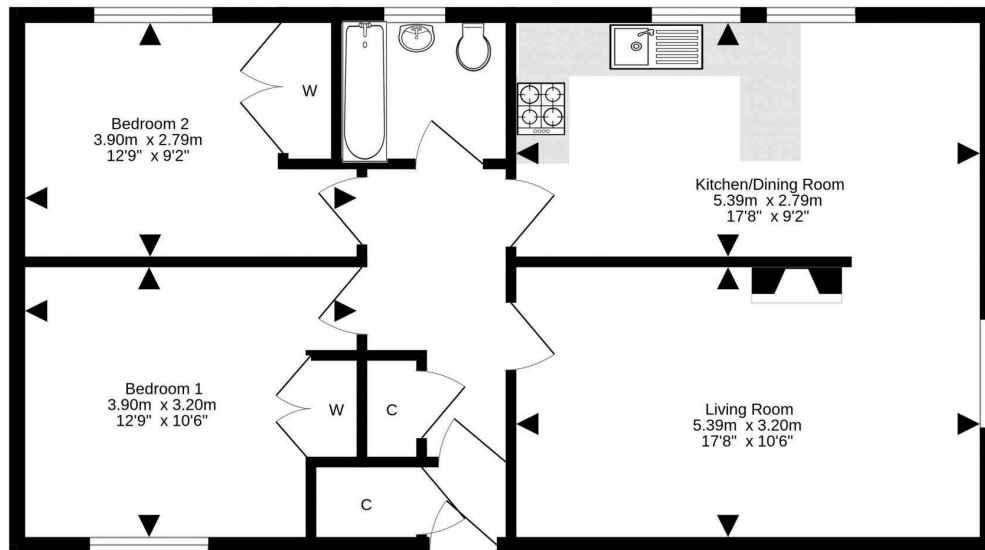
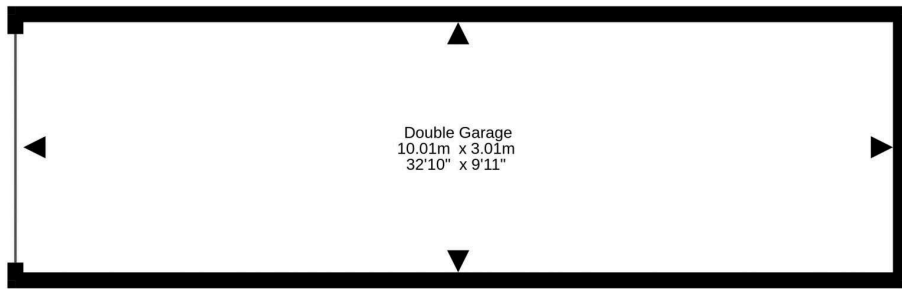
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### Home Report Valuation

£245,000

### EPC Rating

D



TOTAL FLOOR AREA: 95.4 sq.m. (1027 sq.ft.) approx.  
For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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