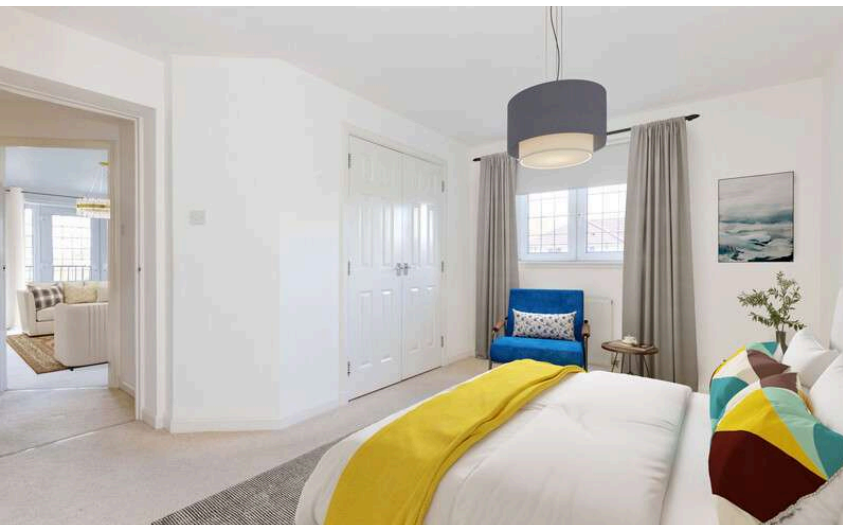


COULTERS<sup>©</sup>

# 1/1 HILLPARK RISE

BLACKHALL, EDINBURGH, EH4 7BB

 2 BED  2 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

1/1 Hillpark Rise is a spacious, two bedroom ground floor flat situated on a peaceful cul-de-sac in the highly desirable area of Blackhall. The property forms part of a factored building with a lift, and is accessed via a secure, shared entrance with a door entry phone system.

The accommodation comprises - living room with electric fire, bay window, double doors and Juliette balcony overlooking the grounds, fitted kitchen with integrated appliances and space for dining, double bedroom one with fitted wardrobes and en suite shower room; double bedroom two also with built-in wardrobes; bathroom with shower over the bath; and hall with storage cupboard.

The flat has double glazing fitted throughout and gas central heating.

## KEY FEATURES

 Contemporary two bedroom apartment

 Factored development with communal grounds

 Desirable Blackhall location

 Two double bedrooms

 Allocated parking space

 Craighleith Retail Park close by



There is a sizeable store cupboard accessed from the communal hallway one floor above, which belongs exclusively to this property. Attractive landscaped communal grounds surround the building and there is an allocated parking space. The property is factored by Charles White. Approximate monthly costs are £150 and include cleaning of communal areas, grounds and building maintenance and buildings insurance.

## EXTRAS

The property is sold as seen. All kitchen appliances, existing blinds, curtains and light fittings are included in the sale price.

\*Please note that some of the images within this brochure have been virtually staged.



## THE LOCAL AREA

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

## GET IN TOUCH



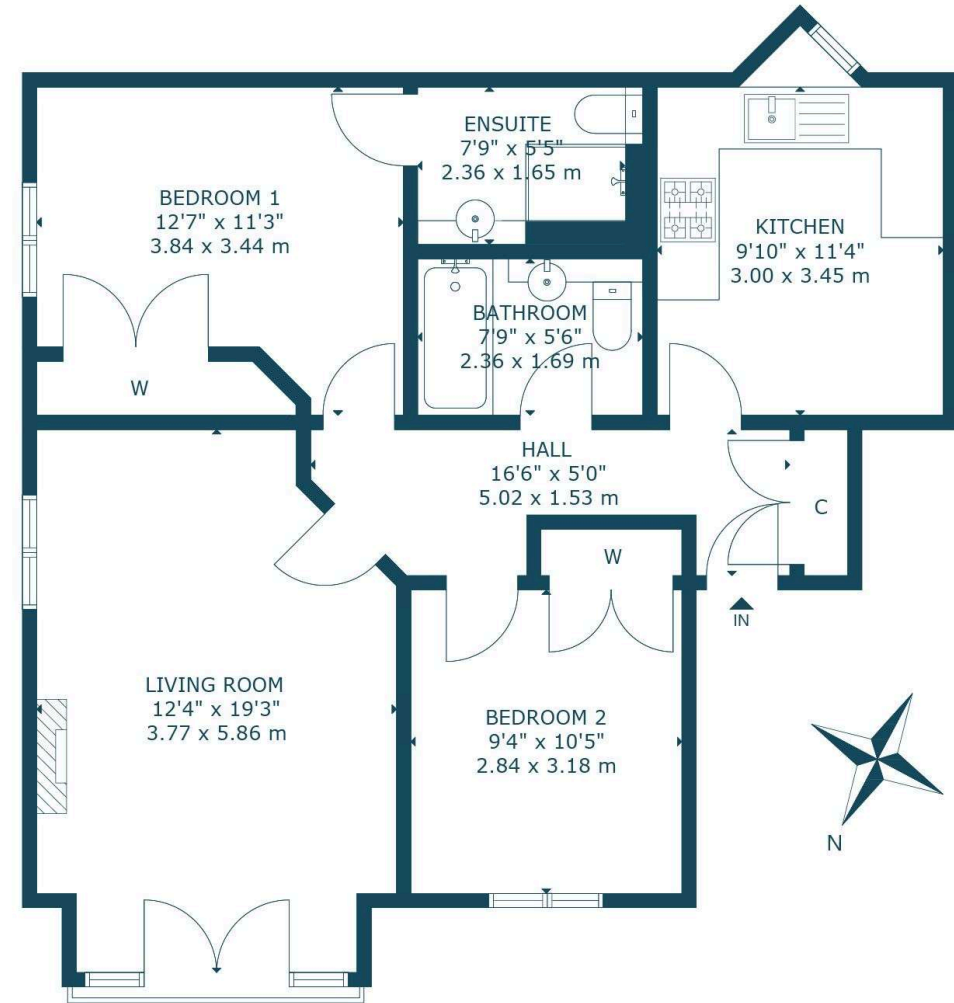
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GROUND FLOOR

1/1 HILLPARK RISE, BLACKHALL, EDINBURGH

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 784 SQ FT / 73 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.