



77 Hillpark Grove  
Blackhall, Edinburgh, EH4 7EE



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# 77

## Hillpark Grove

Stylish main door flat occupying a corner position in an exclusive development, situated in sought-after Blackhall. The property offers generous accommodation, along with shared garden grounds and residents parking.

- Beautifully presented main door flat
- Bright & generous lounge with French doors to Juliet balcony
- Modern kitchen/diner
- Master bedroom with en-suite & built-in wardrobes
- Second double bedroom
- Family bathroom
- Gas central heating & double glazing
- Landscaped grounds
- Residents Parking

Home Report: £330,000

EPC Rating: B



This is a rare opportunity to purchase a main door flat which occupies a corner position in this exclusive residential development just to the north-west of the City Centre.

The property has been well maintained by its present owners and boasts well proportioned accommodation comprising broad reception hall with storage, lounge with a dual aspect & double French doors to a Juliet Balcony, fitted kitchen with integrated appliances & ample space for dining table and chairs, master bedroom with en-suite shower room, second double bedroom and family bathroom with shower.

Gas central heating with a combination boiler and double glazed windows should help ensure a warm yet cost-effective home.





The development is set within well maintained areas of landscaped communal garden ground and there is an allocated car parking space adjacent. An added benefit is the secure private storage area which is accessed off the adjacent communal stair and shared with the adjoining neighbours.

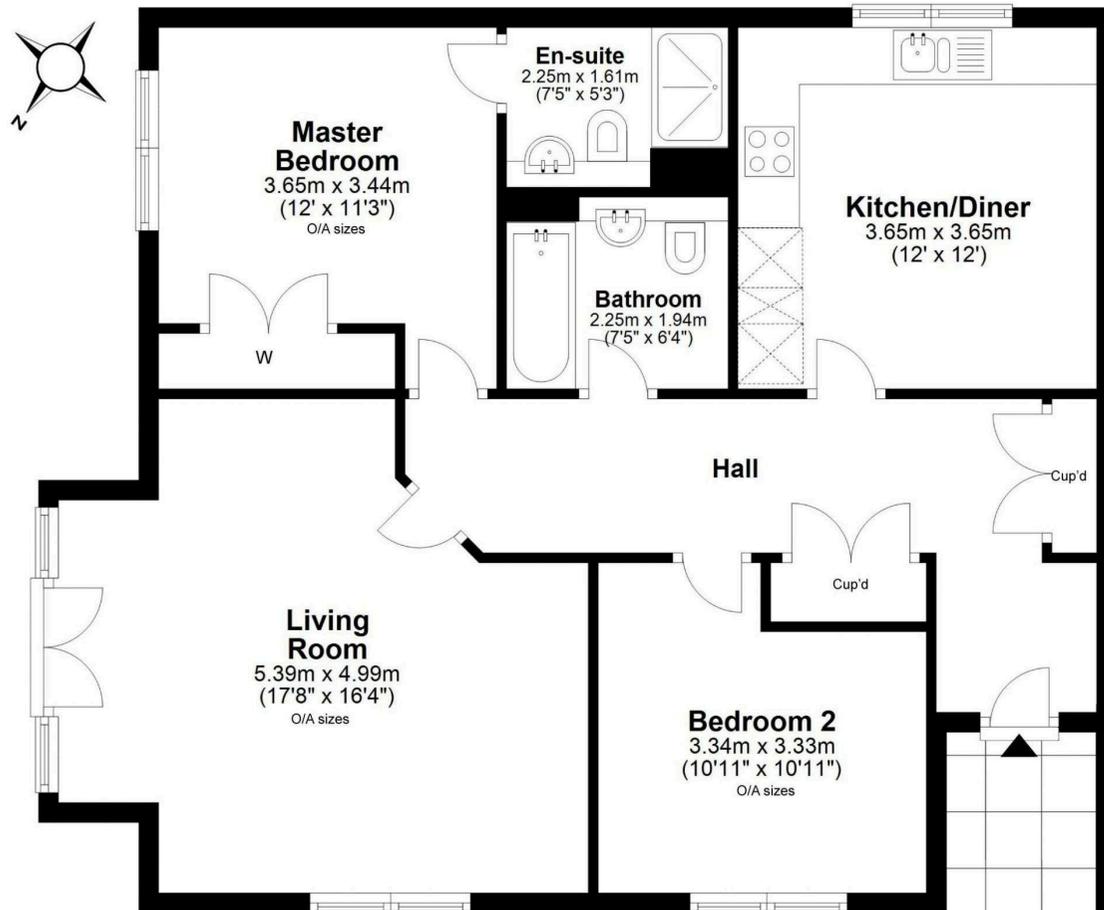
Extras: All fitted flooring and fitted carpets, light fittings (NB flex & bulb only, shades will be removed) and kitchen appliances (hob, extractor hood, oven, fridge/freezer, dishwasher, and washing machine) to be included within the sale.

Factor: The development is factored by Charles White Ltd. A monthly cost of approx. £120 covers maintenance of the communal grounds and common building, general communal repairs and block buildings insurance.

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 Craigleith 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.

Blackhall 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.



### Ground Floor

Approx. 83.3 sq. metres (896.3 sq. feet)



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