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Offers Over

£250,000

29 Hillpark Wood

Blackhall | Edinburgh | EH4 7SZ

This bright and spacious upper villa sits quietly within a charming development in the ever popular district of Blackhall. The property is presented to the market in move-in condition and benefits from a single lock-up garage, gas central heating, and double glazing. The fantastic home is bound to appeal to the young professionals, small family, first time buyer or buy to let investors and early viewing highly recommended.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Garage & Residents Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

The generously proportioned accommodation comprises; welcoming entrance hallway with useful storage and hatch accessing partially floored attic, attractive reception room with sliding doors, excellent sized open plan dining kitchen with appliances, two good sized double bedrooms (one of them with fitted wardrobes), and contemporary shower room. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the cooker, fridge/freezer and washing machine.

Gardens, Garage & Parking

The property is situated in landscaped communal grounds. There is an abundance of parking available to residents within the development and this property also comes with a lock-up garage with an up and over door. Redpath Bruce are the factoring agents with a cost of approx. £130 per year for the maintenance of communal grounds.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

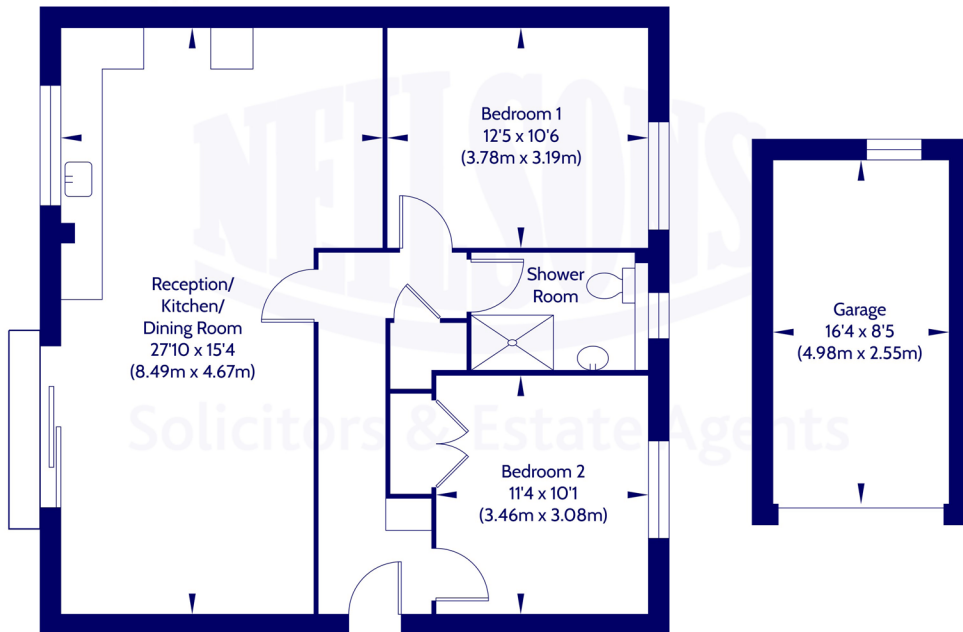
The prestigious district of Blackhall lies north-west of the City Centre and is well placed for the commuter with ease of access to the City Bypass, national motorway network, Forth Road Bridge, Haymarket Train Station and Edinburgh International Airport. Bus services also provide quick and frequent access to the city centre and surrounding areas. Excellent shopping facilities are close at hand, with a variety of local retailers, banks and post office, together with larger high street names located at the nearby Craigleith Retail Park, Stockbridge and Comely Bank. The Royal Botanic Gardens, Inverleith Park and Cramond foreshore provide local picturesque walks and the vast array of the city's galleries; museums, theatres and cinemas are but a short journey away. Blackhall Primary School and The Royal High School are within the school catchment area. The property is also convenient for many of Edinburgh's highly-regarded private schools.

First Floor

Approx. Internal Area 72.26 Sq M / 778 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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