



Offers Over  
**£640,000**

## 11 Hillpark Grove

Blackhall | Edinburgh | EH4 7AP

Rarely available and quietly located in an established modern development in the sought after area of Blackhall is this extended detached bungalow. Situated close to local amenities, road links and highly regarded schooling, this property is immaculately presented and has been well maintained throughout. It offers fantastic family accommodation and early viewing is highly recommended.

- 4 bedrooms
- 3 public rooms
- 2 bathrooms
- Private front & rear gardens
- Driveway
- EPC rating – C
- Council tax band - G



## Description

In true move in condition, the accommodation is well proportioned and laid out over one level. You enter into a welcoming hallway with wooden flooring and two useful storage cupboards. The bright and spacious lounge has a fireplace and a pleasant window seat overlooking the front garden. There is a separate dining room off the hallway which in turn gives access to the conservatory. The kitchen is modern with a fantastic range of sleek Schuller wall and base units with co-ordinated Corian worktops and splashbacks plus a range of appliances. There is space for a table, a door out to the side and again there is access to the conservatory which has an insulated roof and offers a lovely space for relaxing. The principle bedroom has a built in wardrobe and the benefit of an en-suite shower room. There are three further bedrooms all with built in wardrobes and a fully tiled family bathroom with overhead rainfall shower over the bath. There is also a partially floored attic accessed via a Ramsay ladder.

The property further benefits from gas central heating with a Hive smart meter, double glazing and a security alarm system.



## Extras

All fixtures and fittings plus all blinds and curtains, most light fittings, the induction hob, double oven, microwave, dishwasher, tumble dryer, fridge freezer, outdoor table/parasol, outdoor shed and storage containers are to be included in the sale. Some other furniture may be available by separate negotiation.

## Gardens & Driveway

A neat front garden welcomes you to the property and there is a fully enclosed private garden to the rear complete with decking, offering an ideal area for outdoor dining in the warmer months and a safe space for children and pets to play. A large driveway offers off street parking and on street parking is also available.

## Factoring

The extensive common areas around the development are maintained by Myreside Management with a quarterly charge of approximately £55.00 - £65.00 with £100 float. Please note Myreside Management took over the factoring in March 2024.

## Viewing

By appointment through Neilsons (0131 625 2222).





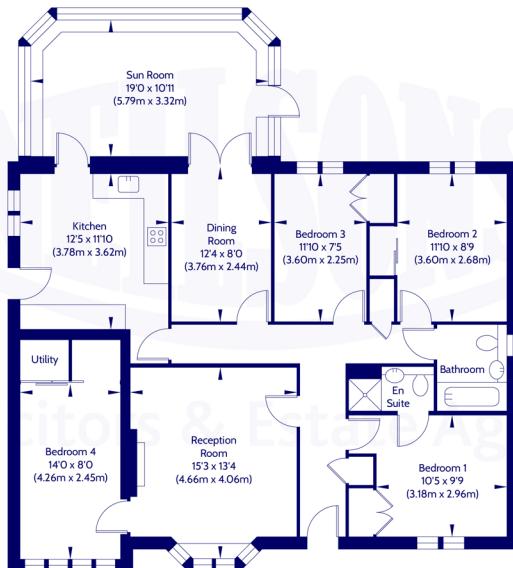
## Location

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, 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.





Approx. Gross Internal Floor Area 128.31 Sq M / 1381 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Scan the QR code or [click here](#) for the virtual 360 tour,  
floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

📞 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

### Head Office

138 St John's Road  
Edinburgh

### Property Department

142 St John's Road  
Edinburgh

### City Centre

2a Picardy Place  
Edinburgh

### South Queensferry

37 High Street  
South Queensferry

### Bonnyrigg

72 High Street  
Bonnyrigg

