










Offers Over

£625,000

33 Hillpark Avenue

Blackhall | Edinburgh | EH4 7AQ

An exceptionally charming, detached bungalow which enjoys a superb location surrounded by delightful leafy gardens, quietly tucked away in Edinburgh's desirable Blackhall area. Bursting with character, the property is well-proportioned throughout, offering highly flexible accommodation with excellent potential to upgrade and modernise further to suite individual tastes.

-  4 bedrooms
-  1 public room
-  2 bathrooms
-  Driveway and garage
-  Private front and rear gardens
-  EPC rating – D
-  Council tax band- G



Description

The internal space briefly comprises: entrance hallway with stairway to the upper level, comfortable rear facing reception room with tiled focal fireplace, covering to ceiling and bay window overlooking the rear garden, generously proportioned dining kitchen which has been fitted with an excellent selection of contemporary base and wall mounted units, with tiling to splash areas, a variety of integrated appliances, and space for a small table, versatile bay fronted reception/third bedroom which is currently configured as a dining room and enjoys a bright north facing aspect, two further downstairs bedrooms, modern family bathroom with three piece white contemporary suite, splash screen and over-bath shower, and on the upper level, the spacious principal bedroom with superb storage and en-suite shower room.



Extras

All floor coverings, blinds, curtain poles, light fittings, white goods (with the exception of the free standing fridge freezer) and integrated appliances will be included. Please note that the fire in the reception room is not in working order.

Gardens, Garage & Driveway

To the front of the house is a neat lawned garden, bordered by well stocked shrub/flower beds and mature trees. A monobloc driveway and garage with remote controlled electric door, provide excellent off-street parking/overspill storage. The rear garden is south facing and has a wonderful feeling of tranquillity and consists of areas of lawn, vibrant flower beds, bushes, fruit trees and evergreen trees. The space enjoys an elevated position with lovely open views over the surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).





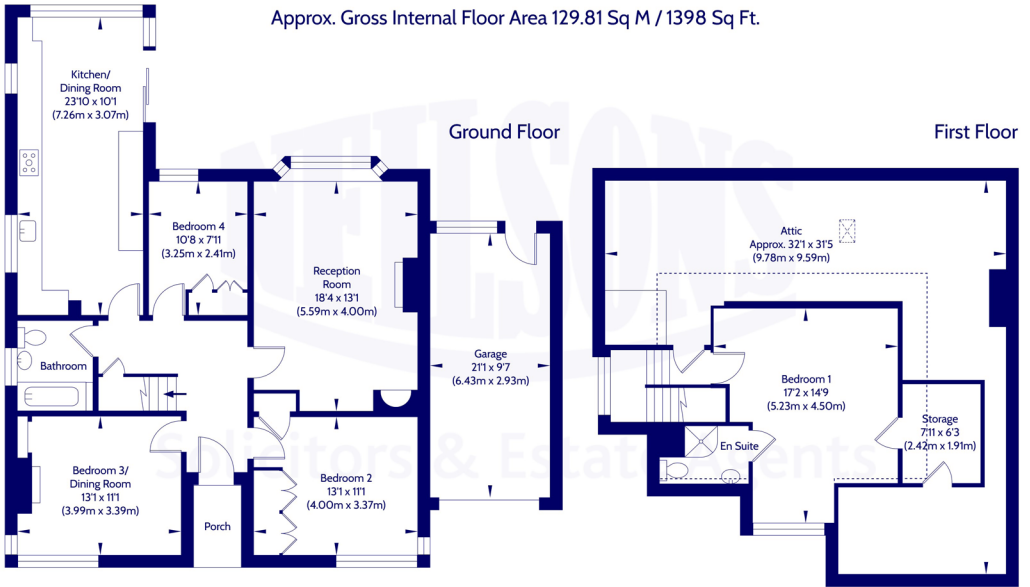
Location

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.





Approx. Gross Internal Floor Area 129.81 Sq M / 1398 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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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