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Fixed Price

**£360,000**

## 6 Hillpark Loan

Blackhall | Edinburgh | EH4 7BH

Beautifully presented mid-terraced family home situated in a quiet courtyard within a leafy cul-de-sac in the highly sought-after residential area of Blackhall, located in the north of Edinburgh. The property is ideally suited to a growing family with local amenities close by and excellent transport links available along with renowned schooling in the area.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom Plus Separate WC
-  Garage
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - E



## Description

The welcoming hallway features a convenient downstairs WC, under-stair storage, and a staircase. To the rear, there is a generous reception room with double aspect views over the rear garden and a glass door while providing ample space for a dining table. The fitted kitchen boasts white gloss units, stylish tiling in the splash areas, and integrated appliances including a five-ring hob. On the upper level, the bright hallway benefits from a skylight and two linen cupboards for excellent storage options. There are three well-proportioned double bedrooms, two of which are situated at the rear, and one at the front with views over the courtyard. The front bedroom includes full-height mirror-fronted built-in wardrobes. The bathroom features a white three-piece suite, tiling around the bath, a thermostatic shower with a glass screen, and is finished with a heated chrome towel rail.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Garage

The rear garden is fully enclosed and offers a quiet retreat, mostly laid to lawn the space is both family and pet friendly. A separate lock up garage provides further great storage options.

## Viewing

Please contact Neilsons on 0131 625 2222.





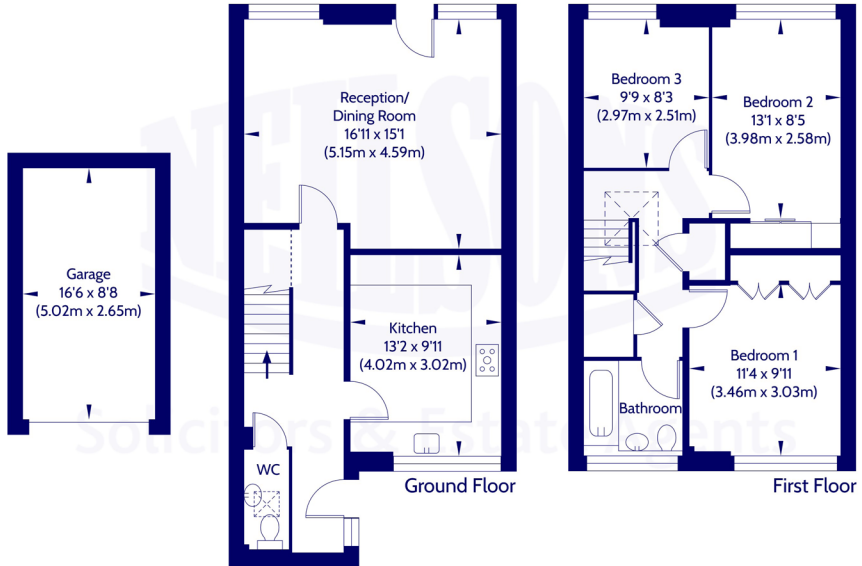
## Location

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, Queensferry Crossing, 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 and a post office, together with larger high street names located at the nearby Craighleith Retail Park, Stockbridge and Comely Bank. The Royal Botanic Gardens, Inverleith Park and Cramond foreshore provide local picturesque walks, together with nearby Corstorphine Hill which boasts spectacular views and woodland trails. 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 and the property is also convenient for many of Edinburgh's renowned private schools.





Approx. Gross Internal Floor Area 93 Sq M / 1001 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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- [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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**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
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**South Queensferry**  
37 High Street  
South Queensferry

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72 High Street  
Bonnyrigg

