



Solicitors & Estate Agents










Offers Over

£225,000

41 Hillpark Wood

Blackhall | Edinburgh | EH4 7SZ

This bright and spacious lower villa sits quietly within a charming development in the ever popular district of Blackhall. The property 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.

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



Description

The welcoming hallway, complete with convenient storage, leads into a bright and inviting reception room featuring a central fireplace and large windows that overlook a charming shared garden. The spacious dining kitchen is well-equipped with classic-style wall and base units, tiled splash zones, and includes freestanding appliances, along with a dedicated dining space perfect for meals and entertaining. Both double bedrooms are generously sized and offer pleasant views of the courtyard, each with cozy carpet flooring, and one room includes built-in wardrobes for added storage. The fully tiled bathroom, featuring a crisp white two-piece suite, a walk-in glass shower cubicle with a thermostatic shower, and a heated towel rail for comfort and style.



Extras

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

Gardens, Garage & Driveway

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. £140 per year for the maintenance of communal grounds.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

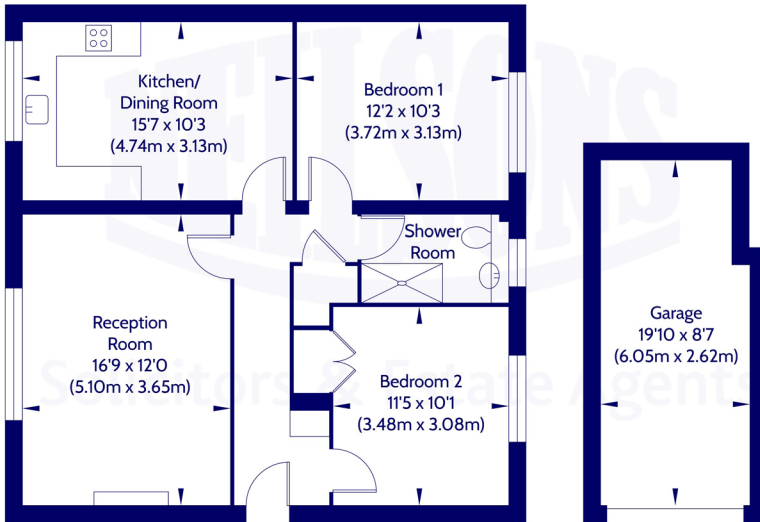
The prestigious district of Blackhall lies north-west of the City Centre and is well placed for the commuter with ease of access to the City Bypass, national motorway network, Forth Road Bridge, Haymarket Train Station and Edinburgh International Airport. Bus services also provide quick and frequent 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 Craigeith 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 72.25 Sq M / 778 Sq Ft.

Ground Floor



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

☎ 0131 625 2222

💻 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

