










Offers Over  
**£599,950**

## 90 Hillpark Grove

Blackhall | Edinburgh | EH12 8UA

Enviably located in the sought-after district of Blackhall and nestled on the edge of the Corstorphine Hill Local Nature Reserve, this stunning four-storey townhouse offers the perfect blend of modern style and convenience with flexible living spaces perfect for family life.

-  4 or 5 Bedrooms
-  2 or 3 Public Room
-  3 Bathrooms
-  Private Garden
-  Garage
-  EPC Rating - C
-  Council Tax Band - G



## Description

With far reaching views of the iconic Edinburgh skyline, the location of this established modern development offers the ideal balance of access to the city and to green spaces. This versatile home is offered to the market chain-free and is sure to suit a variety of purchasers, notably falling within the catchment area of the esteemed Royal High School. Offered for sale in move-in condition, the accommodation is over four floors, offering ample space for the whole family to relax and enjoy. The ground floor entrance hallway has access to the integral garage, a smart modern shower room, the utility room and the spacious second double bedroom. Stairs lead down to the flexible garden room which is ideal as a games room or family room or could be used as a 5th double bedroom. Stairs from the ground floor lead up to the first floor which is the heart of the home, providing the main living spaces conveniently placed across the same floor, ideal for both family life and entertaining. There is a large reception room with Juliet balcony to the front which is open plan to a formal dining room. The superb kitchen/dining room to the rear enjoys far reaching views and is fitted with an excellent range of modern wall and base units with integrated appliances including oven, hob, hood, fridge freezer and dishwasher. To the second floor there are three double bedrooms, all with built-in wardrobes with the principal bedroom enjoying wonderful views and having an en-suite shower room. A family bathroom with contemporary white suite and over bath shower completes the accommodation. Benefits on offer include full double glazing and gas central heating and ample built-in storage is provided throughout the home.



## Extras

The integrated kitchen appliances, light fittings, fitted floor coverings and window blinds are to be included in the sale. The curtains and poles in the principal bedroom are also included.

## Gardens and Garage

The house benefits from an enclosed private garden to the rear which has been attractively landscaped for ease of maintenance with patio and artificial grass areas with raised planters and gate giving access to a community garden, ideal for children or pets to play. An integral single garage offers abundant additional storage for the home and provides secure off street parking with a monoblocked driveway providing two further parking spaces to the front. Unrestricted visitors parking is available on the street.

## Factor

The attractive areas of community gardens which surround the development with wide lawns, mature trees and pathways and a children's play area are managed and maintained by Myreside Management at a charge of approximately £70 per quarter annum.

## Note

*The garden room has been subject to virtual staging to show viewers how the room could be used. It should be noted that the room is currently unfurnished as per the before photographs which have also been uploaded for your perusal.*

## Viewing

Please contact Neilsons on 0131 625 2222





## Location

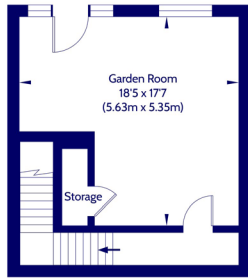
Hillpark Grove is an exclusive development by highly regarded Scottish home builders MacTaggart & Mickel and enjoys a peaceful location with swift access to both the city centre and to nature in Edinburgh's much sought after Blackhall neighbourhood, to the northwest of the city centre. A wealth of local amenities are provided within easy reach of the property from independent shops and services to an excellent choice of supermarkets and superstores at nearby Craighleith Retail Park. A wide variety of recreational facilities are close at hand, notably tranquil woodland walks with breathtaking views virtually on the doorstep at Corstorphine Hill. Highly regarded schooling is provided from nursery to secondary level with the property falling within the catchment area of Blackhall Primary School and The Royal High School. Regular local bus services offer convenient connections to the city centre and surrounding areas and by car the city bypass, Edinburgh International Airport, Queensferry Crossing and central motorway network are all within easy reach.



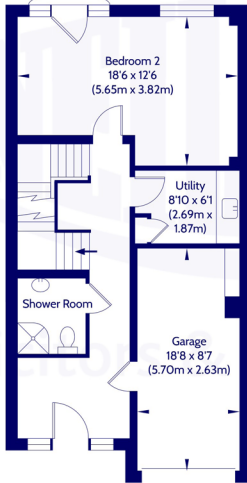


Approx. Gross Internal Floor Area 209.44 Sq M / 2254 Sq Ft.

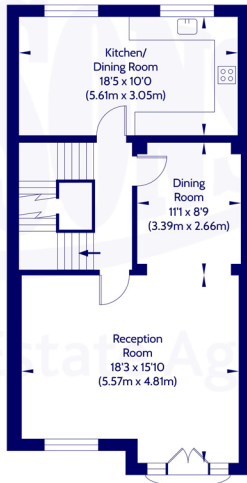
Lower Ground Floor



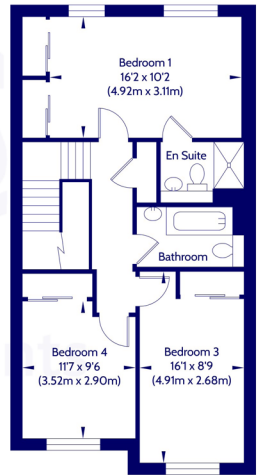
Ground Floor



First Floor



Second Floor



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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