



HUNTERS
RESIDENTIAL



7

HILLPARK GREEN

Blackhall, Edinburgh, EH4 7TB

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Offers Around £325,000

Viewing: Sunday 2-4pm or by appointment telephone selling agents on 0131 447 4747

GENERAL DESCRIPTION

Beautifully presented, fully modernised and extended end terraced villa forming part of a quiet cul-de-sac in a sought after residential area within easy reach of excellent schools and amenities and the city centre. The accommodation comprises hall with understair storage cupboard, sittingroom with front facing window and feature fireplace with gas fire, impressive large kitchen with good quality units and granite worktops and breakfast bar, built in gas hob, oven and extractor, integrated fridge/freezer, freestanding dishwasher and washing machine. A double glazed conservatory is accessed from the kitchen and has French doors to the garden. There is a formal diningroom also accessed from the kitchen which has patio doors to the garden and stairs up to a study/playroom. Also on the ground floor is a wc apartment. A staircase leads to the upper landing which has a shelved linen cupboard and an over stair cupboard. There are two double bedrooms both with built in wardrobes, and a single bedroom. The bathroom is fully tiled and has a white three piece suite with electric shower over the bath. The property benefits from double glazing and gas central heating. Outside there is a private front garden and driveway and a fully enclosed rear garden with mature trees, an area laid to lawn and a decked patio area.

- Sittingroom
- Impressive kitchen/breakfastroom
- Diningroom with patio doors
- Double glazed conservatory
- Study/playroom
- Two double bedrooms
- Single bedroom
- Bathroom with shower
- Gas central heating
- Double glazing
- Private front garden and driveway
- Enclosed rear garden





LOCATION

Hillpark Green is a quiet cul de sac situated in one of Edinburgh's most desirable residential areas which lies approximately two miles to the north west of the City Centre. There is an excellent choice of local shops and supermarkets, as well as banking and postal services within easy reach including Craighleith Retail Park which has a Sainsburys and Marks & Spencer food store. A bus service operates to the City Centre and there is quick access to the Forth Road Bridge, Edinburgh Airport and City Bypass. There are extremely reputable nursery, primary and secondary schools in both the public and private sectors including Blackhall Primary, which is only a short walk from the property, The Royal High School, The Mary Erskine School, Stewart's Melville College and St George's School for Girls. Several highly-regarded golf courses lie within the surrounding areas including Ravelston and Murrayfield.

ACCOMMODATION

SITTINGROOM	5.00m x 3.60m	(16'4" x 11'9")
KITCHEN	5.70m x 3.46m	(18'8" x 11'4")
CONSERVATORY	4.53m x 3.18m	(14'10" x 10'5")
DININGROOM	5.15m x 2.09m	(16'11" x 6'10")
STUDY/PLAYROOM	5.04m x 2.10m	(16'6" x 6'10")
BEDROOM 1	3.60m x 3.46m	(11'10" x 11'4")
BEDROOM 2	4.35m x 2.92m	(14'3" x 9'7")
BEDROOM 3	2.70m x 2.64m	(8'10" x 8'10")
BATHROOM	1.98m x 1.88m	(6'5" x 6'2")
WC	2.36m x 0.75m	(7'9" x 2'5")

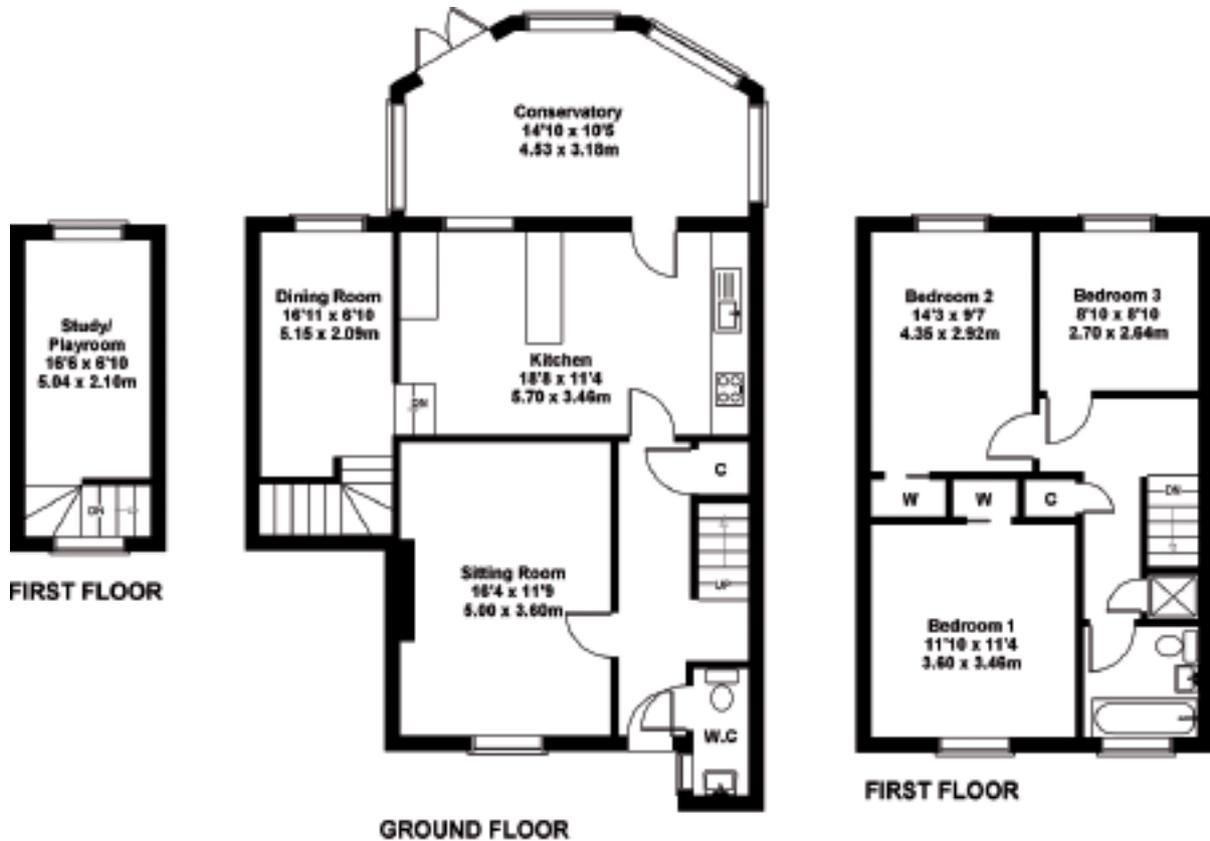
AMENITIES

Council Tax band – F
Edinburgh Airport – approx 6 miles
Haymarket Railway Station – approx 2.5 miles
Buses – within walking distance

NOTE

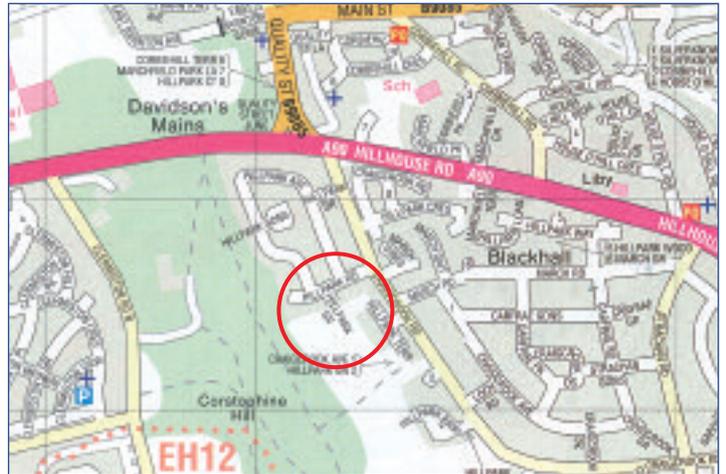
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SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
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