




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

12/2 Hillpark Green

BLACKHALL, EDINBURGH, EH4 7TB

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Many would consider Blackhall to be one of the city's best respected residential districts. The area boasts a wealth of properties many of which date back to the turn of the century alongside more modern alternatives. As well as the normal shopping facilities, the area provides some unusual shopping opportunities, which include a choice of banking and postal services.

Within a short distance away there is the Craigmyle Park Retail Park which will satisfy most normal daily requirements but should a more extensive shopping trip be required, it is a simple matter to travel into the city centre. Using one of the many and frequent bus services that pass through Blackhall, Princes Street is often less than ten minutes away and for the energetic, it is a relatively easy walk.

Throughout the area, there is a number of interesting restaurants and bars. It is easy to take advantage of all that can be provided in the city centre itself, especially those facilities concentrated around the West End. For those who prefer their recreational facilities to be in the open air, there is a variety of fascinating, almost country like walks, towards Cramond beach or along Edinburgh's old railway lines.

The area is well served by excellent schooling, from both Blackhall and Davidson's Mains Primary and Royal High School, St George's, Mary Erskine's and Stewart's Melville, all within close proximity.

All things considered, Blackhall is a residential district of considerable appeal.



12/2

HILLPARK GREEN

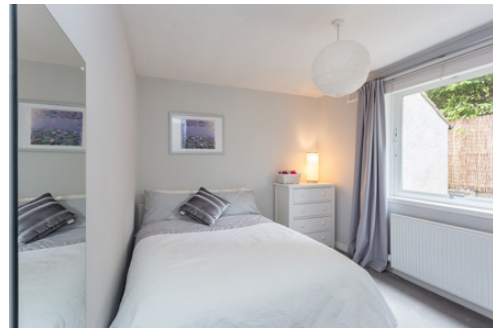
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McEwan Fraser Legal is delighted to present this stylish two double bedroom ground floor flat to the market. The property is located in a block of four on a quiet cul de sac and benefits from a well maintained communal garden, gas central heating, double glazing, residents car park and a single garage. Internally, the property is present in immaculate condition and internal viewing is highly recommended.

The property is bright and spacious throughout. Internal accommodation is focused towards an ample reception room with great natural light and contemporary modern décor. There is ample space for a large suite. The beautiful kitchen can be accessed from either lounge or hallway. There is a great range of base and wall mounted units with breakfast bar, oven, hob, hood, fridge/freezer, dishwasher and washing machine and there are two windows to the rear. There are two well proportioned double bedrooms that both include integrated wardrobes. Finally, internal accommodation is completed by the ultra-modern bathroom which boasts a three-piece white suite and partial tiling.

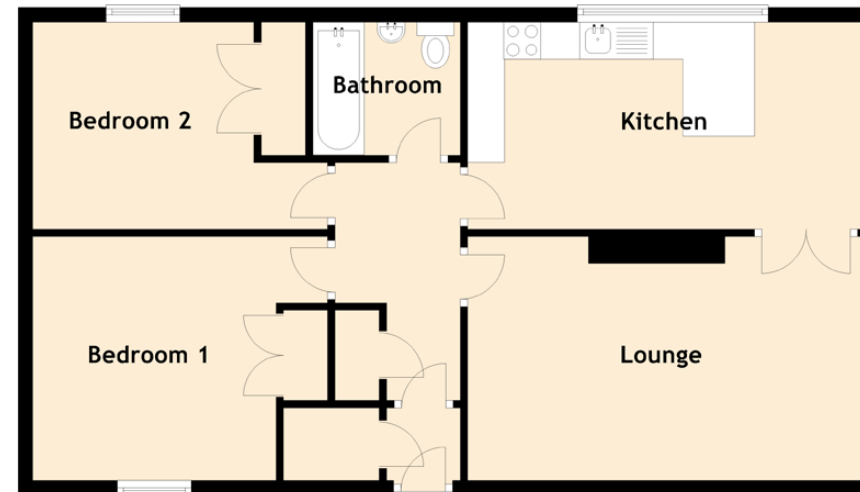
Early viewing of this delightful home, ideal for the first time buyer or downsizer, is essential to appreciate the walk-in condition in this sought-after location.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	5.40m (17'9") x 3.30m (10'10")
Kitchen	5.40m (17'9") x 2.80m (9'2")
Bedroom 1	3.20m (10'6") x 2.00m (6'7")
Bedroom 2	4.00m (13'1") x 2.80m (9'2")
Bathroom	2.00m (6'7") x 1.80m (5'11")

Gross internal floor area (m²): 71m²

EPC Rating: C

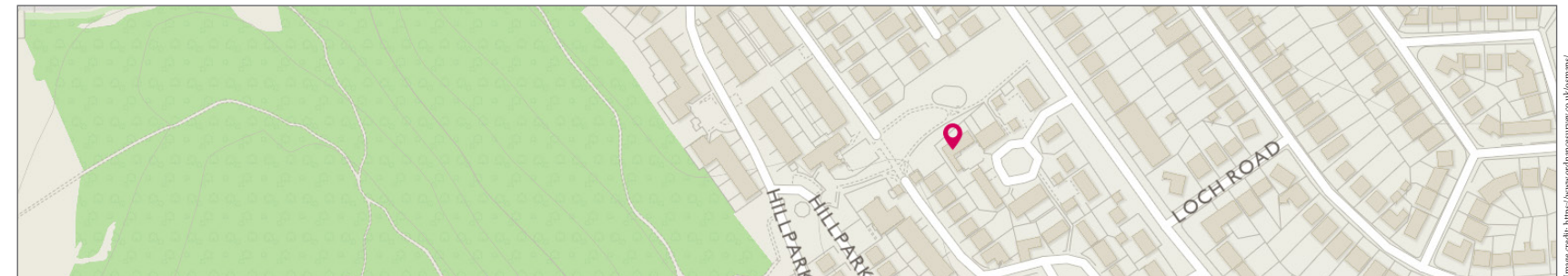


Image credit: <https://www Ordnance Survey.co.uk/maps/>



McEwan Fraser Legal

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Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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