

3 Hillpark Avenue

BLACKHALL, EDINBURGH, EH4 7AT

McEwan Fraser Legal
Solicitors & Estate Agents



The Property

McEwan Fraser Legal is delighted to present this beautifully finished three-bedroom semi-detached chalet villa, located in the highly sought-after residential area of Blackhall, just a short stroll from the local primary school. The property boasts landscaped front and rear gardens, a private driveway, and a sunny southwest-facing rear garden. There is also valid Planning Permission (23/02880/FUL) for a rear extension, remodelled porch, and revised dormer window.

The accommodation begins with a side porch leading into an inviting entrance hall with exposed floorboards and neutral décor throughout. The generously proportioned front-facing sitting room is bright and spacious, easily accommodating a large suite and offering flexibility for entertaining.







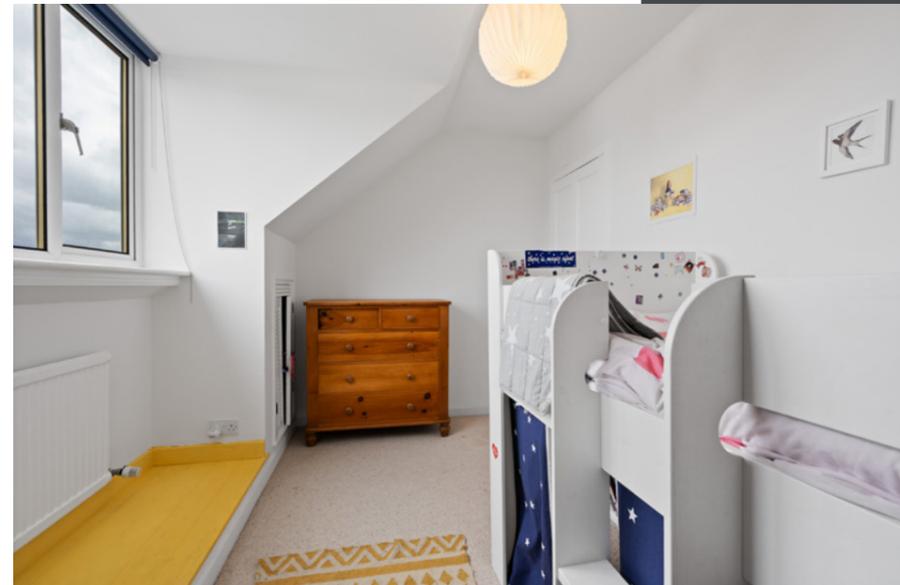
A contemporary kitchen designed by Archispek features a full range of base and wall-mounted units, quality integrated appliances, a Belfast sink, and granite work surfaces, complemented by a separate utility room with laundry facilities.

At the rear, a large conservatory provides direct access to the garden and creates a versatile space for dining or entertaining. The ground floor also includes a good-sized bedroom with built-in wardrobes and a family bathroom with partial tiling, a contemporary three-piece suite, and a separate shower.









Upstairs, the landing offers eaves storage and leads to two further double bedrooms, including a stunning dual-aspect master bedroom with integrated wardrobes.

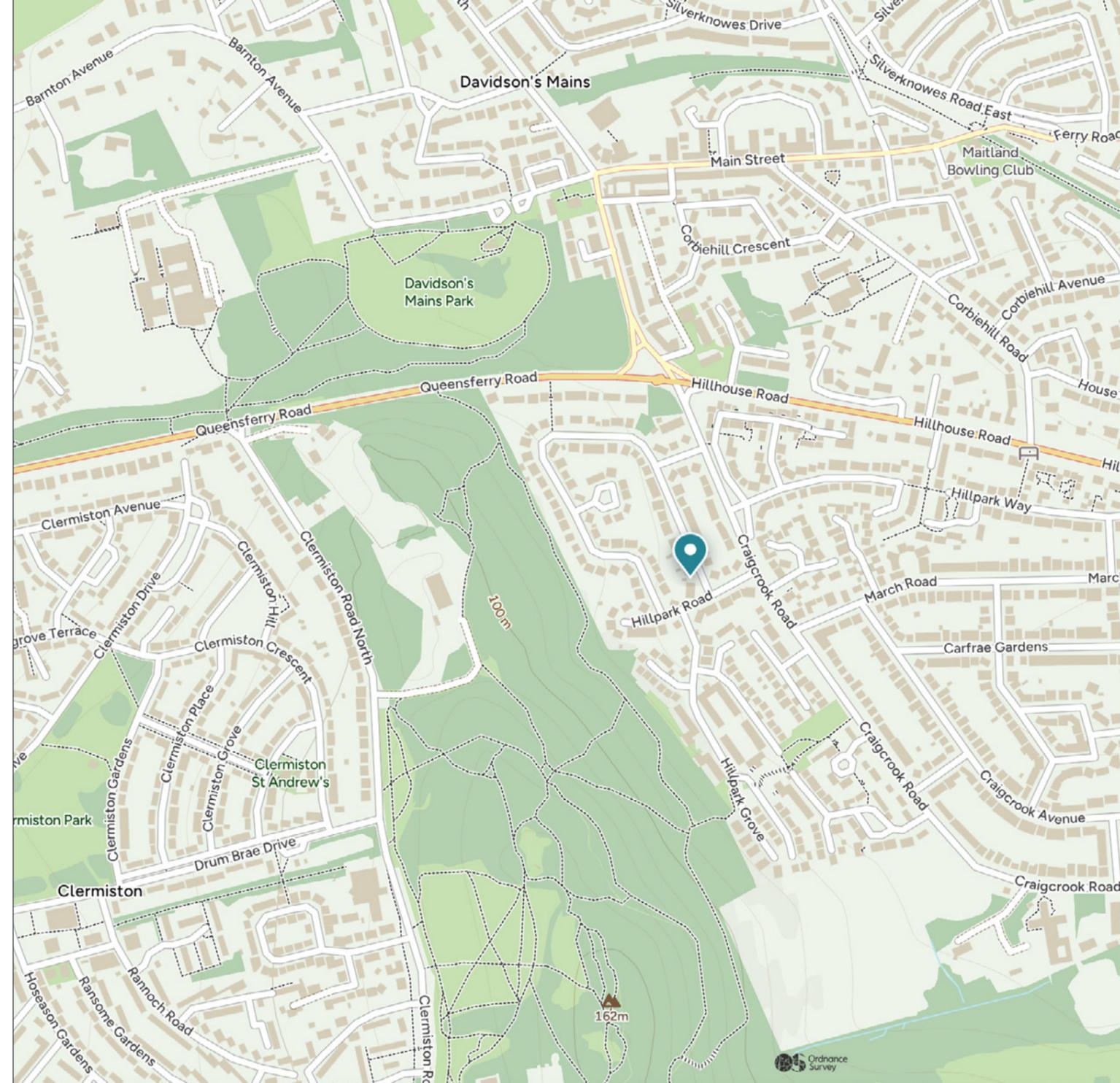
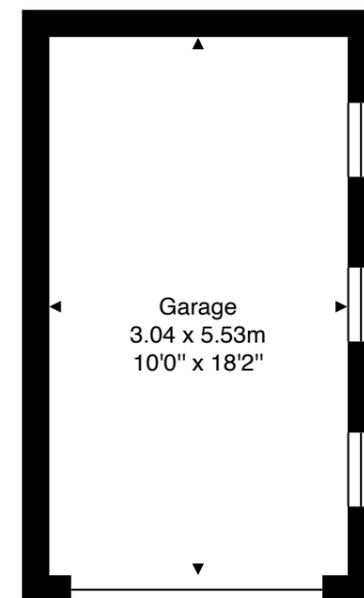
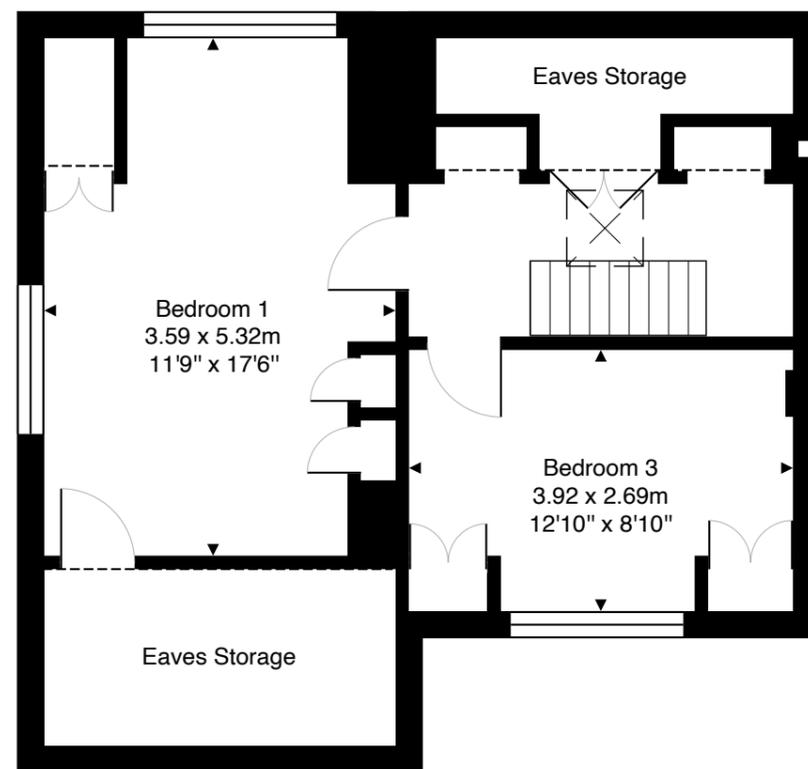
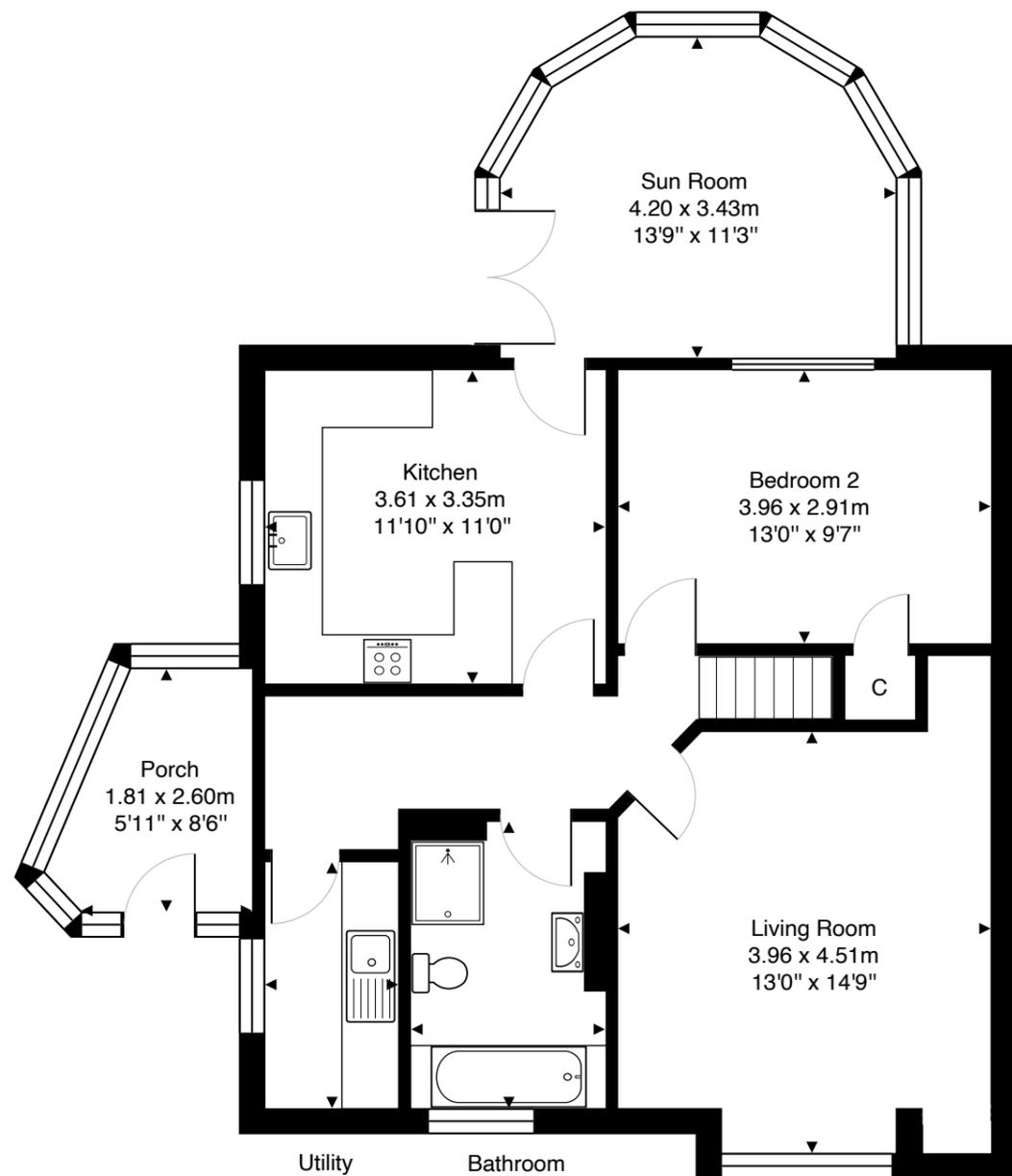
Further benefits include gas central heating, double glazing, and recently upgraded insulation, helping to create a cozy and cost-effective home.

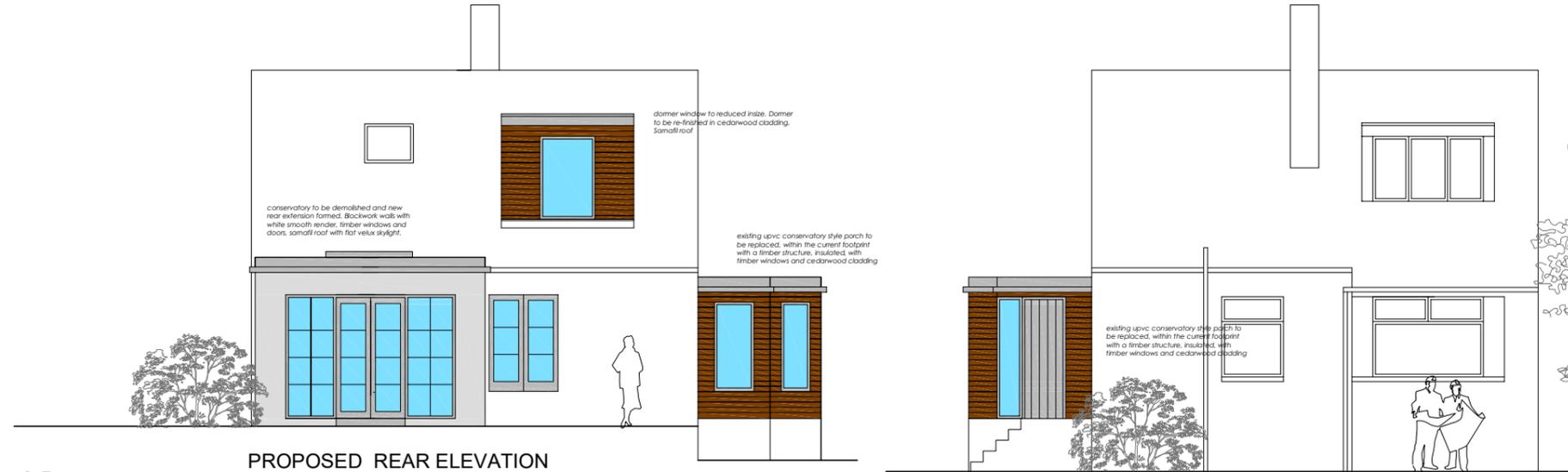


The Details

Internal floor area (m²): 101m²

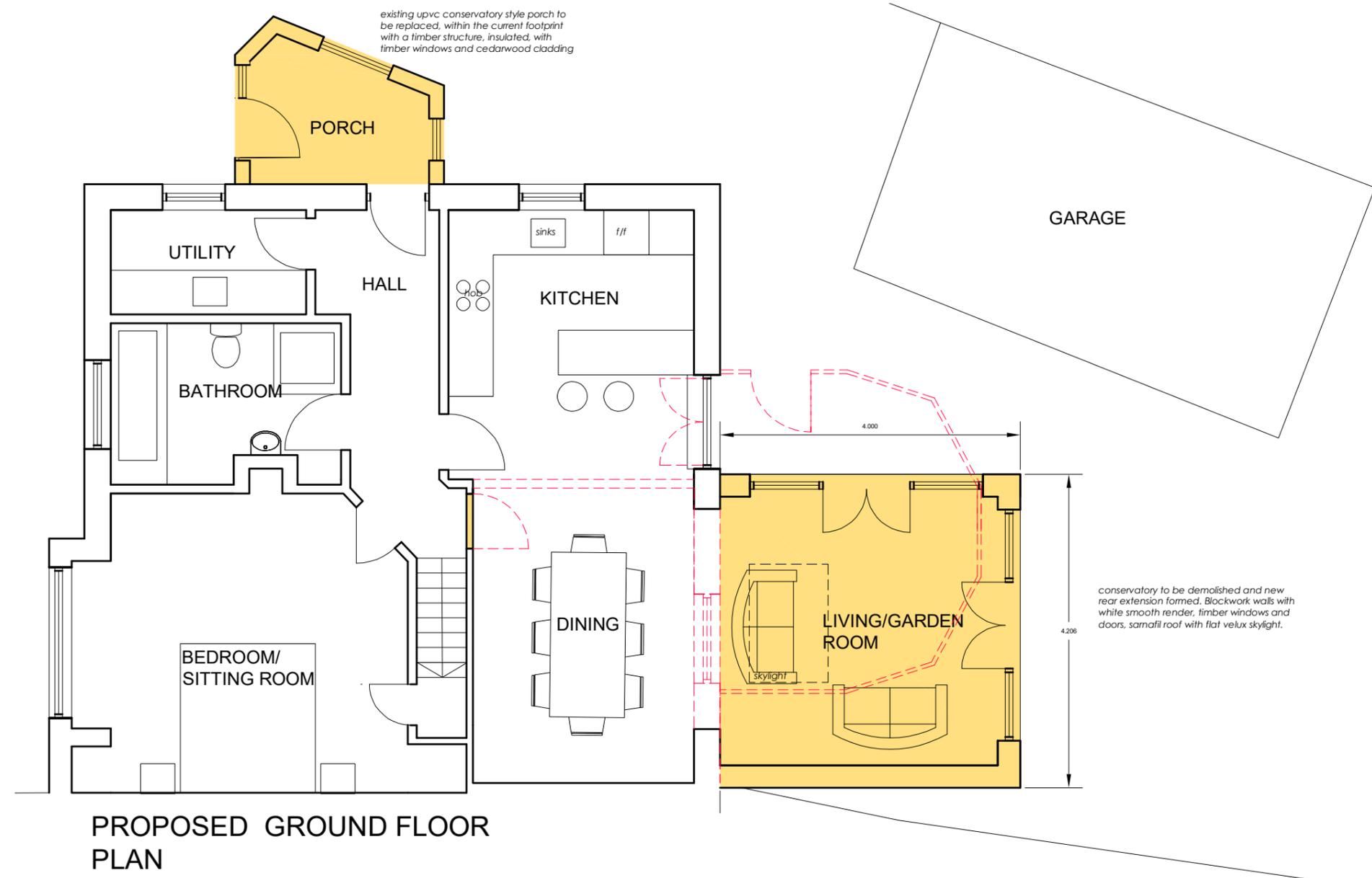
EPC Rating: C





CGI Image







Externally, the driveway provides convenient off-street parking and leads to the detached single garage with power and lighting. The mature rear garden has been thoughtfully landscaped by Twig Garden Design in their 'wild meadow' with a variety of shrubs and plants, creating a private, tranquil outdoor space.

This property presents a rare opportunity to acquire a family home in a prime location, combining charm, functionality, and significant potential.





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Explore Space

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Situated in the highly sought-after residential enclave of Blackhall, Hillpark Avenue offers a seamless blend of tranquillity and convenience, making it an ideal choice for families and professionals alike. The area is renowned for its leafy streets, strong community spirit, and excellent local amenities. Families benefit from proximity to a selection of well-regarded schools, including Blackhall Primary School, the Royal High School, and a variety of independent schools, all within easy reach. Commuters enjoy excellent connections to the city centre, with frequent bus services along nearby Queensferry Road providing a swift journey into central Edinburgh, while the A90 offers easy access for travel further afield.

Local shopping and retail options are plentiful, with a mix of independent boutiques, cafes, and essential stores nearby. For larger retail needs, Craighleith Retail Park and the vibrant Stockbridge High Street, with its weekend markets, are just a short distance away. Residents of Hillpark Avenue also enjoy a wealth of recreational opportunities. Corstorphine Hill, with its scenic walking trails and panoramic views over the city, offers daily opportunities for outdoor activity. The nearby Royal Botanic Garden provides beautiful walks and seasonal events, while Blackhall Golf Club and local parks, including Inverleith Park, offer further leisure options. Sports enthusiasts are well catered for, with local clubs supporting tennis, rugby, and football.

With its combination of excellent schools, convenient transport, diverse shopping, and abundant recreational amenities, including the natural beauty of Corstorphine Hill, Hillpark Avenue presents a rare opportunity to enjoy one of Edinburgh's most desirable suburban locations.





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