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106 Hillpark Grove

BLACKHALL, EDINBURGH, EH4 7EE



BLACKHALL

EDINBURGH, EH4 7EE

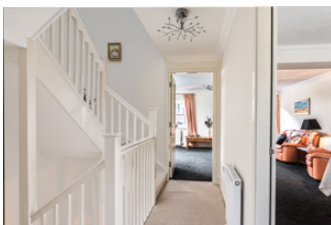
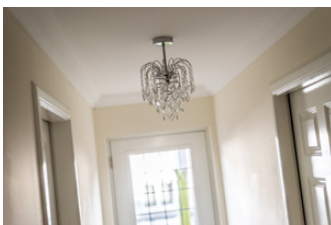
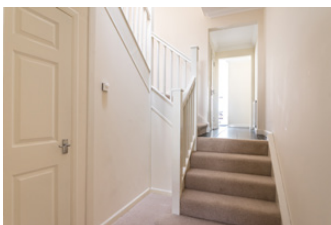
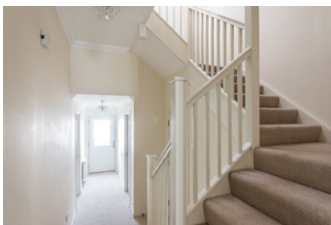
Scottish National Gallery of Modern Art , Craigleith Park Retail Park

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. 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 Craigleith 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. This is the site of the Usher Hall, Lyceum and Traverse Theatres as well as a number of cinemas including the Edinburgh Film House.

For those who prefer their recreational facilities to be in the open air, there is a variety of fascinating almost country like walks through unvisited parts of the city using 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 Stuarts Melville all within close proximity All things considered Blackhall is a residential district of considerable appeal which is well served locally and within the easiest possible reach of all that can be provided by the city centre.



106 HILLPARK GROVE

BLACKHALL, EDINBURGH, EH4 7EE

An excellent opportunity has arisen to acquire this spacious four bedroom mid-terraced townhouse, making for an ideal family home and located in the popular Blackhall area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, while briefly comprising;

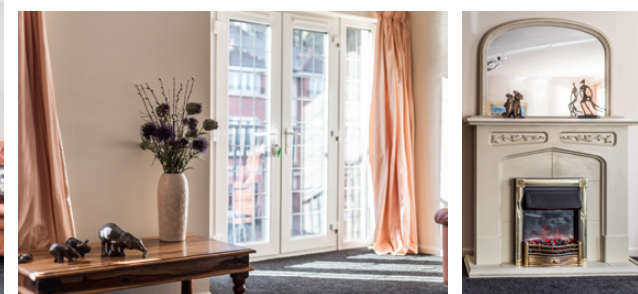
Ground Floor: entrance hallway with internal access to the garage as well as access to the rear garden and an under-stair storage cupboard, a double bedroom with access to the rear garden through double patio doors, providing the optional use as a family room, a three-piece, fully tiled shower-room with corner shower and heated towel rail and a fully fitted, partially tiled utility room with extractor fan.

First Floor: a bright and spacious lounge with a feature electric fire including surround and a double Juliet balcony, a fully fitted, partially tiled kitchen/diner, benefiting from an integrated four-ring gas hob, extractor hood, double oven/grill, dishwasher, fridge freezer and under-unit lighting and a dining room which is accessed off the lounge.

Second Floor: landing with two linen cupboards, a spacious master bedroom with two double built-in wardrobes and views across Edinburgh and a three-piece, partially tiled en-suite shower room with double shower cubicle and a heated towel rail, two further double bedrooms, both of which have double built-in wardrobes and a three-piece, fully tiled family bathroom with an overhead shower and heated towel rail.

Attic: accessed via the landing, providing more than adequate additional storage space if desired.

This property also benefits from; gas central heating, full double glazing, private garden grounds to the front and rear of the property with access to from the rear as well as a single integral garage and double driveway to allow for secure off-street parking for up to three cars.



“
SPACIOUS FOUR
BEDROOM
MID-TERRACED
TOWNHOUSE.
MAKING FOR AN
IDEAL FAMILY HOME
”





IN EXCELLENT DECORATIVE ORDER

“



Approximate Dimensions (Taken from the widest point)

Lounge	5.54m (18'2") x 4.83m (15'10")
Kitchen	5.58m (18'4") x 2.98m (9'9")
Utility	2.96m (9'9") x 1.54m (5'1")
Dining Room	2.94m (9'8") x 2.71m (8'11")
Master Bedroom	4.93m (16'2") x 3.00m (9'10")
En-suite	2.69m (8'10") x 1.50m (4'11")
Bedroom 2	4.16m (13'8") x 2.67m (8'9")
Bedroom 3	3.52m (11'6") x 2.81m (9'3")
Bedroom 4/Garden Room	4.87m (16') x 2.70m (8'10")
Bathroom	2.69m (8'10") x 1.58m (5'2")
Shower Room	1.57m (5'2") x 1.20m (3'11")

Gross internal floor area (m²): 165m² | EPC Rating: C

Extras (Included in the sale): Double bed, selected light fittings and all fixtures and fittings, including carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

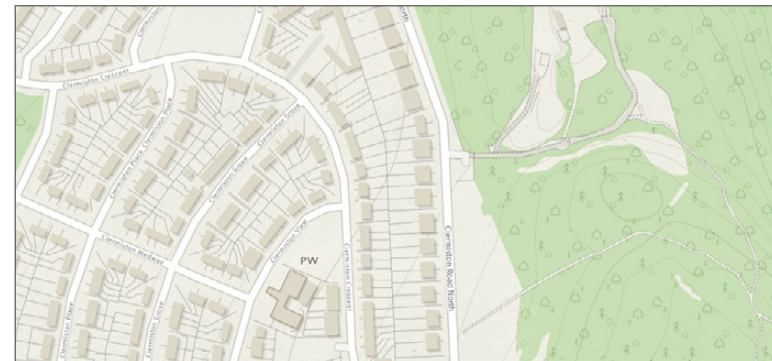


image credit: <https://www.ordnancesurvey.co.uk/osmans/>

OPTIONAL FLOOR PLAN

EXISTING FLOOR PLAN





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Text and description
SEAN NICOL
 Surveyor



Professional photography
VIKTOR VASS
 Photographer



Layout graphics and design
ALLY CLARK
 Designer