




McEwan Fraser Legal
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48/6 Hillpark Grove
BLACKHALL, EDINBURGH, EH4 7AP

BLACKHALL

Edinburgh, EH4 7AP

Many would consider Blackhall to be one of the city’s most-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 are 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 are 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.



48/6 HILLPARK GROVE

Blackhall, Edinburgh, EH4 7AP

McEwan Fraser is delighted to present this stunning two double bedroom apartment to the market. Located in a sought after residential development, this impressive apartment occupies a top floor corner position with stunning panoramic views across the city to the Forth Estuary and the Fife coast beyond. It occupies a quiet corner position and enjoys natural sunlight for a good portion of the day, and is presented to the market in excellent decorative order. The internal accommodation consists of two generous double bedrooms with master en-suite, spacious dual aspect lounge, breakfasting kitchen, bathroom and exceptional storage.

Entering the property, you find a wide welcoming hallway which gives a taste of the quality on offer from this impeccably decorated property. The lounge itself is a wonderfully bright space with French doors and a Juliet balcony. There is ample space for a large suite and dining table without the room feeling crowded. A large breakfasting kitchen adds to the entertaining space where there is a complete range of base and wall mounted units arranged around three walls which offer fantastic preparation and storage space. Gas hob, electric oven, hood, fridge freezer, washing machine and dishwasher are integrated. Alongside the wonderful entertaining space, there are two large bedrooms. The master bedroom boasts a corner position with a dual aspect. It includes an integrated wardrobe, generous floor space and a fully tiled en-suite shower room which also enjoys natural light. The second bedroom enjoys access to a large integrated storage room with window, which could be adapted as a walk-in wardrobe or small office. The internal accommodation is completed by the modern fully tiled master bathroom with three piece white suite and shower over bath.

For extra warmth and comfort, the property enjoys gas central heating and double glazing. Finally, there is an allocated parking space and a large communal storage area on the ground floor.



HALL
LOUNGE
KITCHEN

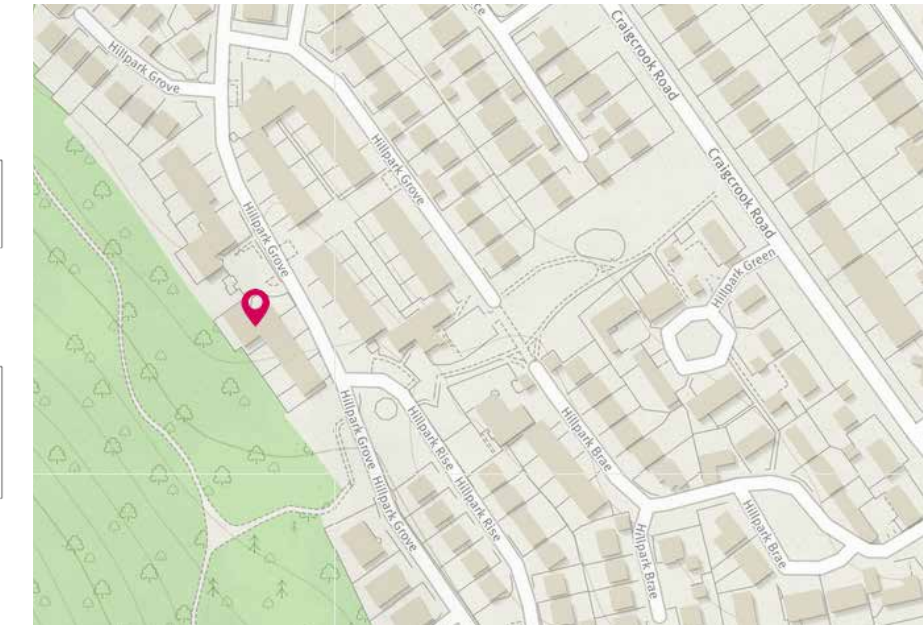


Approximate Dimensions (Taken from the widest point)

Lounge	5.60m (18'4") x 4.24m (13'11")
Kitchen	5.09m (16'8") x 2.88m (9'5")
Bedroom 1	5.33m (17'6") x 2.90m (9'6")
Bedroom 2	3.66m (12') x 3.20m (10'6")
Bathroom	2.10m (6'11") x 1.70m (5'7")
En-suite	2.09m (6'10") x 1.53m (5')

Gross internal floor area (m²): 93m² | EPC Rating: C

Extras (Included in the sale): All fitted carpets and fitted floor coverings, curtains, blinds, gas hob, electric oven, cooker hood, washing machine/tumble dryer, dishwasher, fridge/freezer and light fittings.



LOCAL AMENITIES



PLACES TO EAT

Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



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Part
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