

# 48/6 Hillpark Grove

BLACKHALL, EDINBURGH, EH4 7AP



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 (m<sup>2</sup>): 93m<sup>2</sup> | 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.