


# 17 Hillpark Wood

Blackhall, Edinburgh, EH4 7TA

VMH ESTATE AGENTS







# Excellent main door apartment with 2 bedrooms in sought-after location

- Spacious sitting/dining room
- Modern kitchen
- 2 double bedrooms
- Family bathroom with white suite
- Single garage with EV charger & utility
- Well-maintained grounds & drying green
- Popular & convenient location
- Gas central heating & double glazing

Offers Over : **£230,000**

C D Freehold

Further information can be found in the home report.

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# About the Property

Excellent main door lower apartment with 2 bedrooms and private garage enjoying a south facing aspect, quietly positioned in the sought-after residential area of Blackhall.

Beautifully presented and well-proportioned throughout this excellent home provides bright and spacious accommodation, consisting of a sitting room with built-in dining area. Two double bedrooms, a modern kitchen and a family bathroom with 3-piece white suite. In addition, there is a single garage fitted with a EV charger, a utility and bar area which can also be accessed from the hall. There is excellent storage provision throughout, gas central heating and double glazing.

Externally the attractive communal gardens have been well-maintained and there is a shared drying area adjacent to the property.

# Extras

All fitted floor coverings, blinds, integrated kitchen appliances - induction hob, oven, extractor, fridge and slimline dishwasher are included in the sale.











## Location

Blackhall is a popular residential area a few miles to the north-west of the city centre. The area has a range of excellent local amenities at Craigleith Retail Park, in addition to good local shops at Davidson's Mains. Corstorphine Hill is nearly and offers lovely walks, as are Blackhall Lawn Tennis Club and Blackhall Library. This area has excellent bus routes into the city centre and the city bypass and M8 are within close proximity giving access to the Edinburgh International Airport, the Queensferry Crossing and central motorway network. Excellent schools in both the state and private sectors are easily accessible.

## Management

Redpath & Bruce - communal ground maintenance. Annual fee, approximately £200.

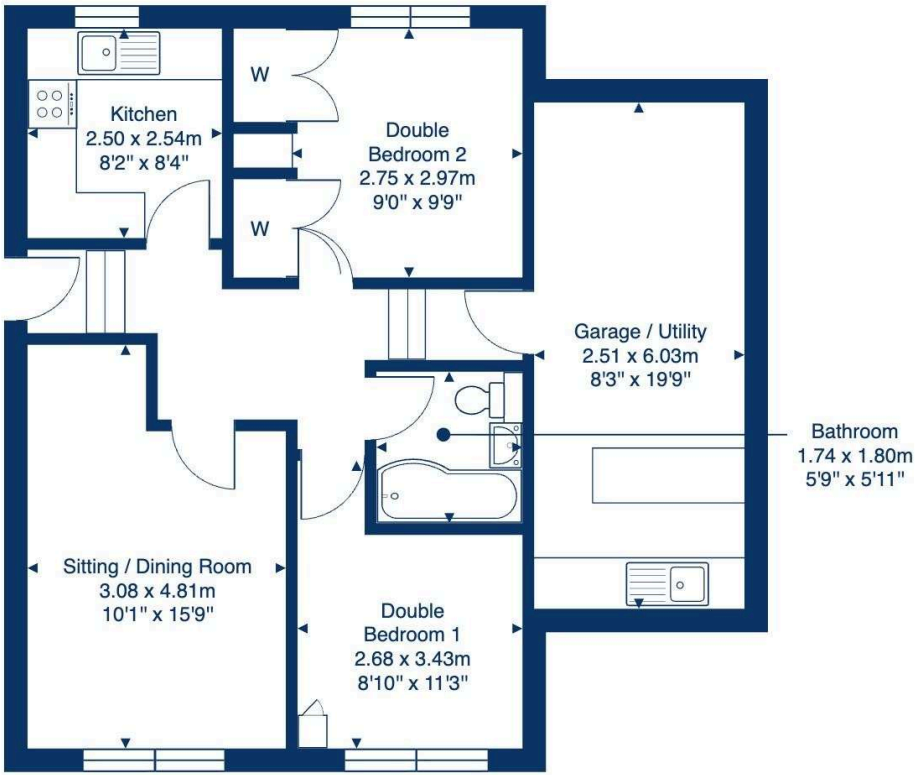






# Floor Plan

**17 Hillpark Wood, Edinburgh, EH4 7TA**




**Ground Floor**

Total Area: 66.6 m² ... 717 ft²

All measurements are approximate and for display purposes only.

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