



**lindsays**

10 Hillpark Crescent  
Edinburgh, EH4 7BG

*"An impressive and significantly extended detached four-bedroom house in the popular Blackhall area"*





## Description

An impressive and significantly extended detached four-bedroom house in the popular Blackhall area. Extending to 2432 SQ FT, the property offers spacious and flexible family accommodation over two floors with a sunny south facing rear garden, private garage and off-street parking. The property is in excellent decorative order throughout and features a stunning extension to the rear elevation which floods the house in natural light. The extension was designed by the celebrated Edinburgh architect Richard Hall and provides direct access to the garden via glazed doors. This area is the hub of the home and offers a delightful family room/second sitting room which is accessed from the extensive kitchen and dining area and features a log-burner. Also created as part of the extension is a useful garden room (which has previously been used as a study) and the utility room. The well-equipped contemporary kitchen has an island unit, range cooker, fridge/freezer and dishwasher, with the washing machine and tumble drier housed in the utility room. To the front is the formal sitting room as well as a useful WC. Upstairs are four double bedrooms with the master bedroom overlooking the garden to the rear and benefitting from a balcony, a modern en-suite shower room and extensive built-in wardrobes. Completing the internal accommodation is the family bathroom. In addition to gas central heating, there is underfloor heating in the en-suite, family room and garden room. Externally the property has a mature, enclosed south facing garden to the rear with an ample area of lawn, recently fitted decking and a range of trees, hedges, shrubs and flowering plants. The private gardens to the front and side are mainly laid to lawn.

## Area

Blackhall is a prestigious residential area of the city which successfully combines city centre accessibility (approximately 2 miles) with a leafy suburban environment. The city's West End and Princes Street are readily accessible either on foot over Ravelston Dykes or via regular public transport services. In addition there are excellent local shopping facilities within a few minutes on foot on Craigcrook Road itself and at both the Craigeleith Retail Outlet and Davidson's Mains Village, which are just a few minutes further. Craigeleith plays host to a number of big names such as Marks & Spencer, Boots and Sainsbury's. Davidson's Mains Village offers a selection of small independent shops, cafes, bars and a Tesco Metro. Educational facilities are first class. The local schools (Blackhall Primary and The Royal High School) have excellent academic reputations and in the private sector Mary Erskine and Stewarts Melville Colleges, St. George's School for Girls and Fettes Academy are all within close proximity. Leisure options are as plentiful as they are diverse. There are two major art galleries, several golf clubs, a sailing club at Cramond, Blackhall Tennis Club, access to the city's cycle path network, a number of private health clubs and lovely woodland walks over Corstorphine Hill, all either within walking distance or within a short drive. Nearby Queensferry Road is a main arterial route linking the east and west sides of the city, as well as giving access to the central motorway network, the Queensferry Crossing and Edinburgh International Airport.

## Viewing

By appointment contact [Lindsays propertyadmin@lindsays.co.uk](mailto:Lindsays.propertyadmin@lindsays.co.uk)

- Impressive, detached family house
- Beautifully and significantly extended
- Popular Blackhall location
- Sitting room
- Family room
- Modern kitchen with dining area
- Garden room/study
- Master bedroom with en-suite shower room
- Three further double bedrooms
- Bathroom
- Utility room
- WC
- Private gardens
- Off-street parking and garage
- Gas central heating and double glazing

EPC Rating C

**OFFERS OVER £795,000**

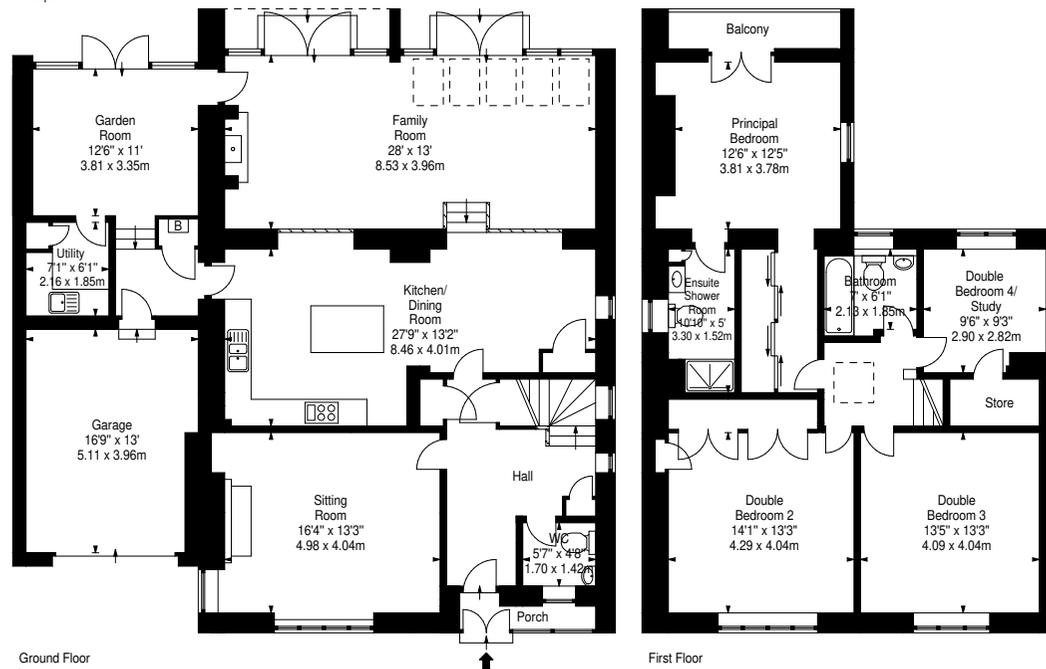




**Hillpark Crescent,  
Edinburgh,  
Midlothian, EH4 7BG**



Approx. Gross Internal Area  
2432 Sq Ft - 225.93 Sq M  
Garage  
Approx. Gross Internal Area  
211 Sq Ft - 19.60 Sq M  
For identification only. Not to scale.  
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.