

● Beveridge
● Philp
& Ross

0131 554 6244



Offers Over £860,000

63 Hillpark Avenue, Blackhall, Edinburgh EH4 7AL



4



5



2



Lovely Detached Family Home In Sought After Location Stunning Open Views

This lovely detached family home offers a desirable, tranquil location commanding stunning open views towards Arthur's Seat within the highly sought-after district of Blackhall, convenient for access to local amenities, schools and transport links.

Thoughtfully extended, the beautifully light and flexible accommodation provides enviable modern living space comprising: welcoming entrance hall, charming dual aspect lounge with feature fireplace/wood burning stove, an impressive well designed fitted breakfasting kitchen/dining/family room boasting an enviable open aspect, wonderful sunroom with bifold doors to large sun deck, cinema room with useful utility cupboard and cloakroom/wc off, superb master bedroom with fitted dressing room and large stylish en suite shower room, four further good sized bedrooms, contemporary family bathroom with shower and cloakroom/wc. Well presented, the bright generous interior also benefits from the added comfort of gas central heating complemented by the installation of double-glazed windows. Exceptional storage includes an extensive floored attic and a former integral garage/store room with light/power/water accessed via a roller door from the rear garden. The sizeable mature gardens are attractively laid out to provide a range of interest/colour and an idyllic retreat to enjoy much of the day's sunshine. A delightful horseshoe drive provides dual access and excellent off-street parking.

ACCOMMODATION (WIDEST POINTS)

Lounge	4.90 m x 4.34 m / 16'1" x 14'3"
Breakfasting Kitchen /Dining/ Family Room	8.33 m x 4.95 m / 27'4" x 16'3"
Master Bedroom	3.96 m x 3.91 m / 13'0" x 12'10"
Bedroom 2	4.47 m x 3.96 m / 14'8" x 13'0"
Bedroom 3	4.01 m x 3.30 m / 13'2" x 10'10"
Bedroom 4	2.87 m x 2.74 m / 9'5" x 9'0"
Bedroom 5	4.09 m x 2.51 m / 13'5" x 8'3"



LOCATION

Blackhall, one of the city's most sought-after residential locations, while providing a variety of convenience shopping is ideally situated for access to the city's finest amenities. A further choice is also available at Craighleith Retail Park offering a range of major retail outlets including a large Sainsbury's supermarket. Schools catering for all age groups are within easy travelling distance, all well represented in both the state and private sector, including Blackhall primary, The Royal High secondary, Erskine Stewart's Melville schools and St George's school for girls. Many recreational facilities in the vicinity include leisure centres, golf courses, tennis club, access to the city's cycle path network and pleasant walks on nearby Corstorphine Hill or Cramond beach. A frequent bus service operates to many parts of city and the A90, M8 and city bypass are within close proximity giving access to Edinburgh International Airport, Queensferry Crossing and major motorway network.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

EXTRAS All fitted floor coverings and blinds. Note: the cinema room equipment may be available by separate negotiation.

EPC RATING D

VIEWING

By appointment, please telephone 0131 554 6244



