



8 Hillpark Loan, Edinburgh, EH4 7BH

Attractive three-bedroom end-terraced family home with private driveway, garage, and garden

URQUHARTS
EDINBURGH



DESCRIPTION

8 Hillpark Loan is a well-presented three-bedroom end-terraced villa with private driveway, garage and garden situated in the desirable Blackhall area. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas.

Entrance hall and WC; bright and spacious open plan living room / dining room with gas fire and conservatory sunroom with direct access to the rear patio garden; fitted kitchen with wall and base units and integrated appliances; three good sized double bedrooms, two with built in wardrobes; and a shower room with three-piece suite.

ACCOMMODATION

Entrance hall. Living room / dining room & conservatory sunroom. Kitchen. Three double bedrooms. Shower room. WC.

Gas central heating. Double glazing. Well-maintained private front and rear gardens, with the paved rear garden bound by timber fencing. Private garage and driveway. The communal areas within the development are factored by Charles White and there is an approx. quarterly fee of £65.

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

LOCATION

Blackhall is a popular residential area, situated approximately 4 miles Northwest of the city centre. There are local amenities at Davidson's Mains including a Tesco Metro, and excellent amenities a short drive away at Craighleith Retail Park, including a Sainsbury's supermarket and M&S Food Hall. Recreational facilities nearby include Corstorphine Hill, Cramond Foreshore and Silverknowes promenade, Blackhall Lawn & Tennis Club, and Blackhall Library. The Water of Leith Walkway taking you to the cafés and boutiques of Stockbridge and the Gallery of Modern Art is nearby, along with the green open spaces of Ravelston and Murrayfield golf courses, Inverleith Park, and the Royal Botanic Gardens. Catchment schools are Davidson's Mains Primary and The Royal High and private schooling is also available at The Mary Erskine School, Stewart's Melville College, Fettes College, Edinburgh Academy and St George's School for Girls. Excellent bus services regularly run into the city centre and surrounding areas, with both Haymarket and Waverly Station easily accessible. Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing and all major motorway networks are within easy reach.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

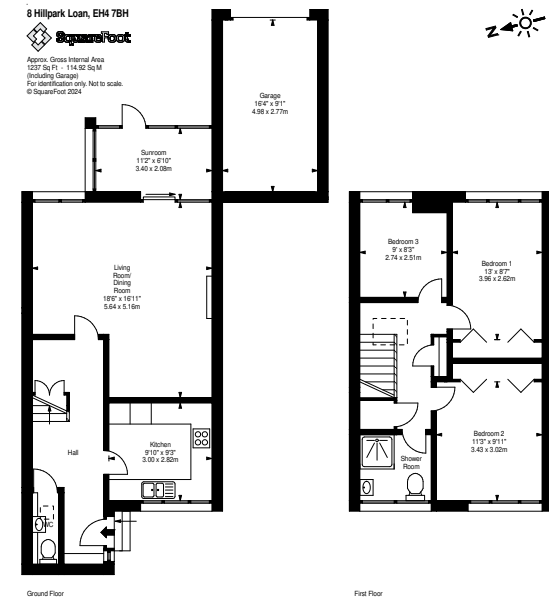
For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band E

The property has an Energy Rating Category D



2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
 3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
 4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
 6. These particulars are not intended to nor will they form part of any contract.
 7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.