



**Hillpark Avenue
Blackhall
EH4**



A highly desirable and rarely available detached house situated within the popular residential area of Blackhall.



Description

This detached family home in sought after Blackhall, boasts a sprawling floorplan with generous accommodation, excellent storage options, and 4/5 bedrooms, in addition to 2 reception rooms, loft, cellar and two garages. The home offers new buyers the exciting chance to modernise the interiors to their own tastes and standards - a rare opportunity to develop a dream family home in one of the capital's most sought-after postcodes. Outside, the rear garden enjoys excellent privacy shielded by well-established hedgerows, two main lawns and pathways throughout along with two seating areas.



Features include:

- Generous detached house, 2771 sq. feet in sought-after, family friendly Blackhall.
- Opportunity to modernise to taste
- Large sitting room plus games room
- 4/5 double bedroom
- Kitchen plus utility room
- Loft space
- 2 single garages plus cellar
- Views of Corstorphine Hill
- Large rear garden

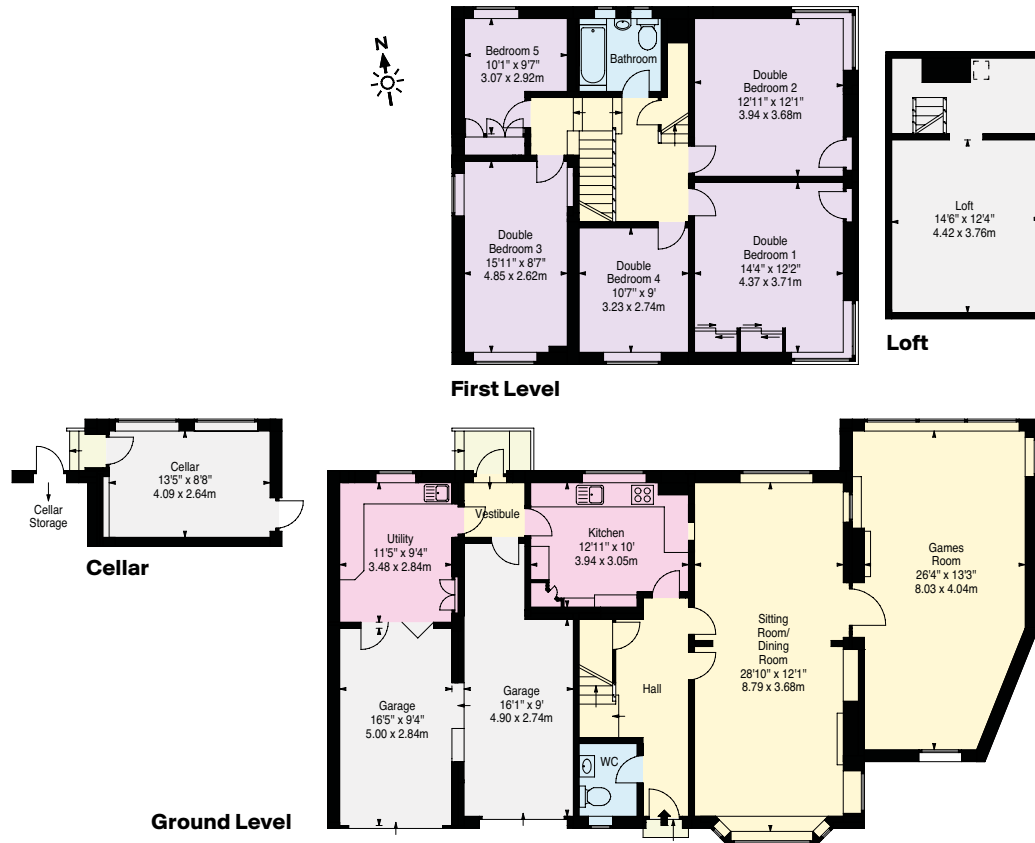
Location

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 and Craigleith Retail Park is a short drive away. Corstorphine Hill is nearby offering lovely walks, as are Blackhall Lawn Tennis Club and Blackhall Library. The 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.



**Approximate Gross Internal Floor Area
2771 Sq Ft - 257.43 Sq M (Including Garages & Cellar)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



**Financial Guarantee/
Anti Money Laundering**

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Council Tax

Band G



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I would be delighted to tell you more.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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