

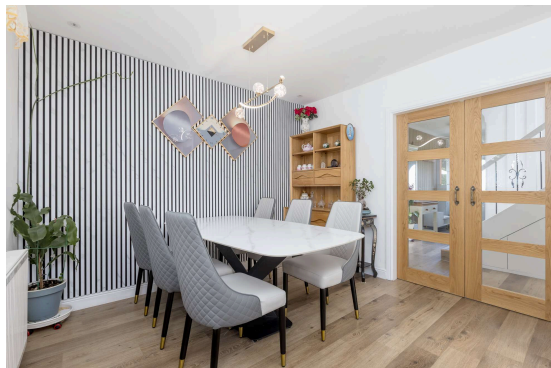
**58 Hillpark Avenue  
EDINBURGH EH4 7AH**

**Offers Over £825,000**

- Beautiful bay window lounge featuring gas fireplace but could also serve as fourth bedroom
- Modern kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliance
- Second living room
- Three double bedrooms all benefiting from built in wardrobes
- Family bathroom fitted with three-piece suite and mains shower over the bath
- Shower room fitted with two-piece suite
- Gas central heating and double glazing throughout
- Private gardens to front and rear
- Off-street parking and single garage

**Council Tax Band: G**

**Tenure: Freehold**





## Detached

This simply stunning detached family home is an absolute must-see. Offering four bedrooms and generous, versatile living space, this exceptional property which has been fully renovated throughout perfectly combines comfort, style, and practicality, making it an ideal home for modern family living in true turnkey condition.

Upon entering, you are welcomed by a superb bay-windowed lounge featuring a charming gas fireplace, creating the perfect space to relax and unwind with family and friends. Alternatively, this flexible room could be utilised as a fourth bedroom if required. The recently fitted contemporary kitchen/diner is sure to impress, boasting a stylish range of wall and base units, a large gas hob, electric oven, integrated appliances, and direct access to the rear garden, making it perfect for both everyday family meals and entertaining guests. A second reception room provides further versatility and could serve as a spacious principal living room, children's playroom, or home office, depending on individual requirements.

The property benefits from three well-proportioned double bedrooms, all featuring built-in wardrobes to provide excellent storage. Completing the accommodation is a newly fitted family bathroom with a modern three-piece suite and mains-powered shower over the bath, along with a stylish shower room fitted with a contemporary two-piece suite and luxurious mains shower.

To the rear, a spacious conservatory provides a bright and airy additional living area, ideal for enjoying the warmer months while offering seamless access to the beautifully landscaped garden. The recently redesigned gardens feature mature planting, attractive flower beds, a private patio area perfect for summer barbecues and outdoor entertaining, and a well-maintained lawn.

Further benefits include gas central heating, double glazing throughout, a single garage, and off-street parking.

Blackhall is a highly desirable residential neighbourhood in north-west Edinburgh, close to the beautiful open spaces of Corstorphine Hill, Cramond Beach, and several popular golf courses. Everyday shopping is well catered for with local shops on Hillhouse Road and larger retail options at Craigmile Retail Park, home to Sainsbury's and Marks & Spencer. Nearby Comely Bank and Stockbridge offer a vibrant mix of cafés, bars, restaurants, and independent shops. The area is renowned for its excellent schooling, including The Royal High School, St Augustine's, Blackhall Primary, and St Andrew's Fox Covert RC, with many of the city's top private schools—such as Fettes College, Stewart's Melville College, The Mary Erskine School, and St George's School—also within easy reach. Blackhall enjoys superb transport connections, with regular bus services to the city centre and quick road access to Edinburgh International Airport, the Queensferry Crossing, and the M8 motorway.

**Viewing by appointment on 0131 337 1800**









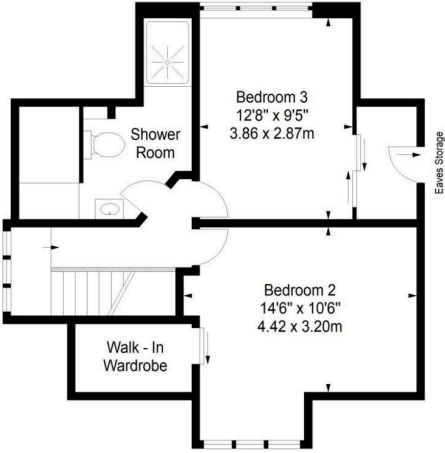
Hillpark Avenue,  
Edinburgh,  
Midlothian, EH4 7AH



Approx. Gross Internal Area  
1707 Sq Ft - 158.58 Sq M  
Garage  
Approx. Gross Internal Area  
138 Sq Ft - 12.82 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor



Property Centre:  
1 Harrison Gardens  
Edinburgh EH11 3NA  
Tel: 0131 337 1800  
Fax: 0131 337 1118

DX ED 92, Edinburgh  
E-mail: [property@blaircadell.com](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)



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