

COULTERS[©]

14/3 HILLPARK COURT

BLACKHALL, EDINBURGH, EH4 7BE

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Extremely bright and beautifully presented, this engaging two bedroom first floor flat forms part of an established development in sought-after Blackhall. Much loved by the current owners, the property has been carefully upgraded and maintained during their ownership, including the installation of a beautiful new shower room, new boiler and windows.

The dual-aspect sitting room is filled with natural light and provides a welcoming space in which to relax. Beautiful timber flooring enhances the sense of light within the room, while a fireplace with electric flame-effect fire creates an attractive focal point.

KEY FEATURES



Beautifully presented and well maintained first floor flat.



Two double bedrooms, both with fitted wardrobes.



Shared courtyard.



Single garage and unrestricted on street parking.



Located in sought after Blackhall, within sight of Corstorphine Hill.



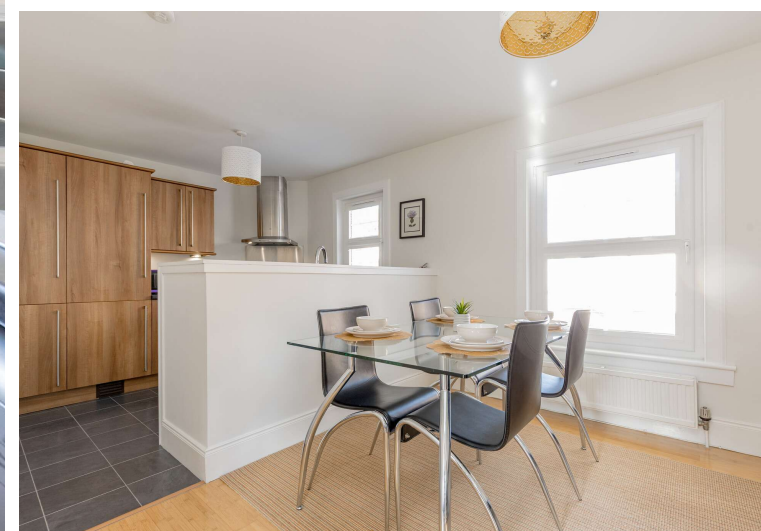
Excellent local amenities nearby.



EPC Rating - C



Council Tax Band - E



The kitchen/dining room is an open and sociable space, while still allowing for distinct kitchen and dining areas. The kitchen is fitted with a good range of wall and base-mounted cabinetry incorporating integrated appliances, including a gas hob, electric oven, fridge/freezer and washer dryer. The separate dining area provides a comfortable space for enjoying meals together and entertaining. There are two generous double bedrooms, both benefiting from fitted wardrobes and excellent storage. Further storage cupboards are located within the hallway. The sophisticated shower room has been beautifully upgraded and features a large walk-in shower enclosure with rainfall shower, WC, wash hand basin and heated towel rail. The property benefits from gas central heating, controlled via a Hive system, together with double glazing with integral blinds. Externally, residents have use of a south-facing courtyard, while the property also benefits from a single garage and unrestricted on-street parking.





THE LOCAL AREA

The highly desirable residential neighbourhood of Blackhall is located to the north-west of the City Centre, close to the beautiful open spaces of Corstorphine Hill, Cramond Beach and numerous popular golf courses.

For everyday shopping needs, there are a variety of shops within easy walking distance and Craigleith Retail Park offers a Sainsbury's and Marks and Spencer. Nearby Comely Bank and Stockbridge have a wide selection of cafe, bars, restaurants and independent shops.

The property is in catchment for Blackhall Primary School, St. Andrews Fox Covert RC Primary School, St. Augustine's RC High School, and the Royal High Secondary School. Many of the city's finest private schools are also within easy reach. These include Erskine Stewarts Melville, Fettes College, Edinburgh Academy, and St George's School.

The area benefits from a wide selection of bus links (including the number 13 bus from nearby Craigcrook Road) into the City Centre and also offers quick road access to Edinburgh International Airport, the Queensferry Crossing and the M8.

EXTRAS

All curtains, blinds, light fittings, fitted flooring and integrated appliances are included in the sale price. Some additional items may be available by separate negotiation.

There is an annual charge from Hillpark Village Association for garden maintenance and upkeep of the Hillpark Village Estate. This year April 2026 to March 2027 was c. £140.

HOME REPORT VALUATION: £295,000



**Hillpark Court,
Edinburgh,
Midlothian, EH4 7BE**



Approx. Gross Internal Area

784 Sq Ft - 72.83 Sq M

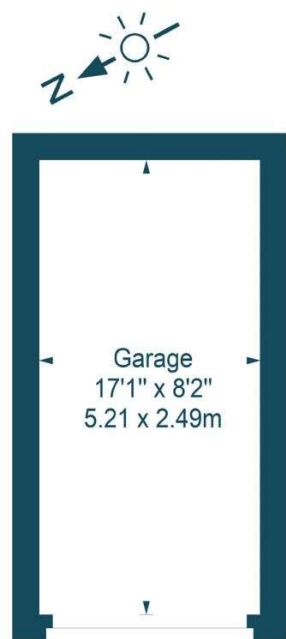
Garage

Approx. Gross Internal Area

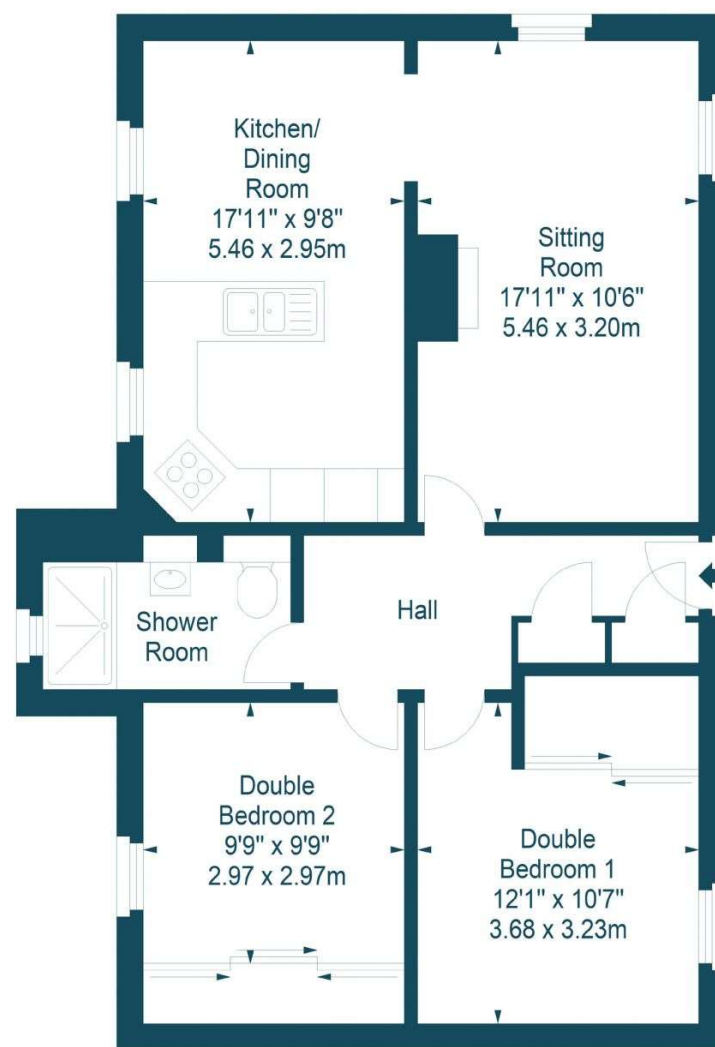
140 Sq Ft - 13.01 Sq M

For identification only. Not to scale.

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Ground Floor



First Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.