



5 HILLPARK LOAN

Blackhall, Edinburgh, EH4 7BH



1

Public Room



3

Bedroom



1

Bathroom

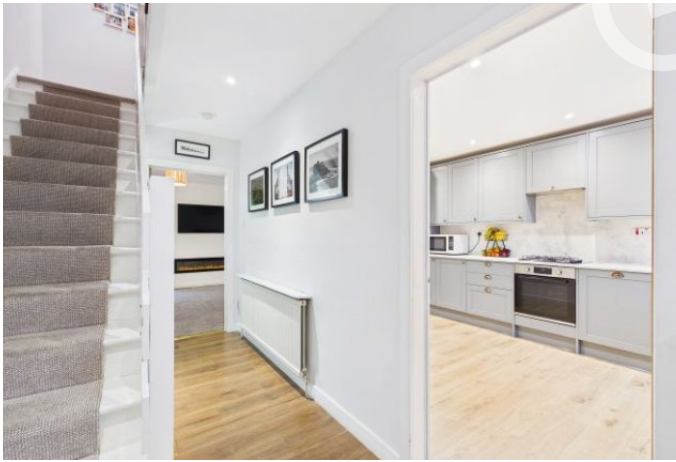
5 HILLPARK LOAN

Set within an established residential neighbourhood in sought-after Blackhall, this modern mid-terraced house offers a welcoming setting for family life, with well-proportioned accommodation arranged over two floors. Bright interiors, a practical layout and private gardens combine to create a comfortable home, ideally placed for enjoying the amenities and convenience of central Edinburgh.

The entrance hall provides a smart introduction, with useful storage and a ground-floor WC adding everyday practicality. To the rear, the generous living room is centred around a contemporary wall-mounted fire, creating a cosy focal point for family evenings. Direct access to the garden extends the living space outdoors, while the separate dining kitchen offers a stylish, functional setting for family meals, homework and relaxed entertaining, with ample worktop space and room to gather.

Upstairs, three well-proportioned bedrooms provide flexibility for children, guests or working from home, with a modern shower room serving the household. The thoughtful arrangement allows family members to enjoy their own space while retaining inviting areas to spend time together.







FEATURES

- Modern mid-terraced house in Blackhall
- Sought-after suburban setting near central Edinburgh
- Bright entrance hall with WC
- Generous living room with wall-mounted fire and garden access
- Modern dining kitchen with space for family meals
- Landing with storage
- Two spacious doubles with built-in wardrobes
- Versatile third bedroom
- Contemporary shower room
- Well-kept private front and rear gardens
- Private garage and parking



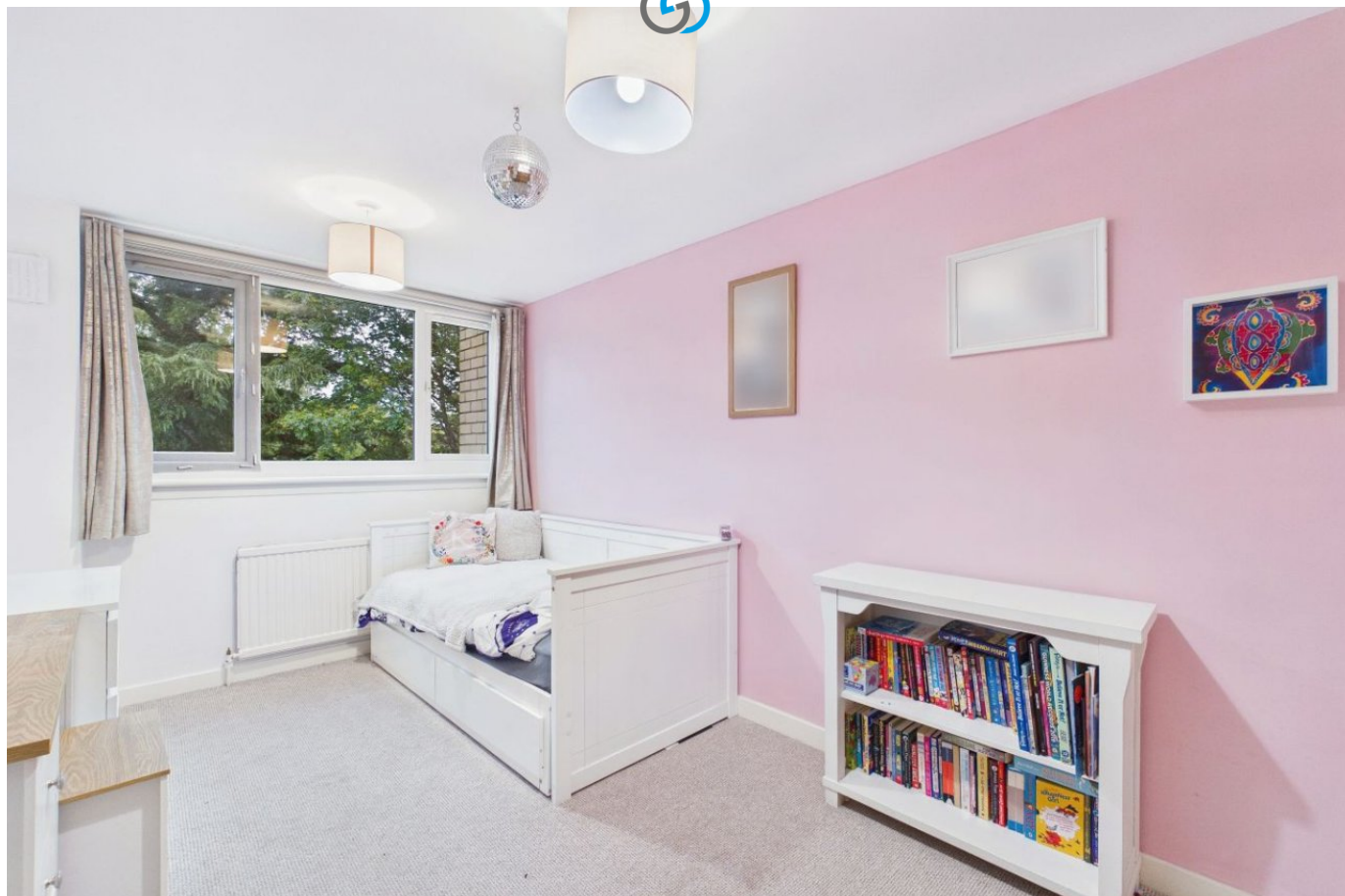


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The front garden creates an attractive approach, while the private rear garden offers space for outdoor play, dining and relaxation. A private garage provides valuable storage and parking, complemented by gas central heating and double glazing.

With its family-friendly layout and desirable Blackhall setting, this is an appealing home for those seeking suburban comfort within easy reach of Edinburgh's city-centre amenities.

Extras: all fitted floor coverings, light fittings, blinds, living room curtains and integrated appliances are included in the sale.



“This generous living room opens directly to the sun trap rear garden.”







BLACKHALL

Hugged by large green areas of natural beauty, Blackhall is a tranquil, sought-after suburb situated just a few miles from the bustling city centre, with excellent local amenities, schools, and outdoor pursuits.

Nearby Craigleith Shopping Park houses high-street stores and major supermarkets, whilst Blackhall and the surrounding area offer a range of independent outlets, cafés, pubs, takeaways and restaurants, and a library.

The area is renowned for its excellent private and state schools at primary and secondary levels, and enjoying the outdoors and staying fit could not be easier, with the scenic, leafy spaces of Ravelston Park, Ravelston Wood and Corstorphine Hill.

Ravelston and Murrayfield golf courses, along with Murrayfield Stadium, offer a wealth of activities, sports clubs, events, and fixtures.

The area is conveniently situated for commuting to the city centre, nearby Edinburgh airport and the motorway network. Excellent public transport is provided with regular day and night bus services.

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