



Viewpark, 7 Hillhead, Broomieknowe, EH19 2AJ

'An imposing and elegant 'C' Listed detached Georgian house sympathetically extended to provide a substantial and elegant family home within delightfully picturesque gardens'

Viewpark is a superb sized and elegant detached Georgian villa which dates back to the 1820's. Set back within beautifully maintained gardens, circa 0.62 of an acre, there is a lengthy gravelled driveway to the front which leads to the side courtyard which has a single garage, workshop/garage and outbuilding plus wood shed. There are substantial areas of lawn to the front and side along with a 'secret' garden to rear. It is also worth noting that there is a large attached games room (52 sq m) which offers flexibility of use and could be used for home working.

Entrance vestibule, reception hall, drawing room, dining room, sitting room, study, conservatory, orangery, games room, breakfasting kitchen, utility room, laundry room, boot room and W.C., cloak room with W.C., 6 bedrooms including 1 with luxurious ensuite and family bathroom.

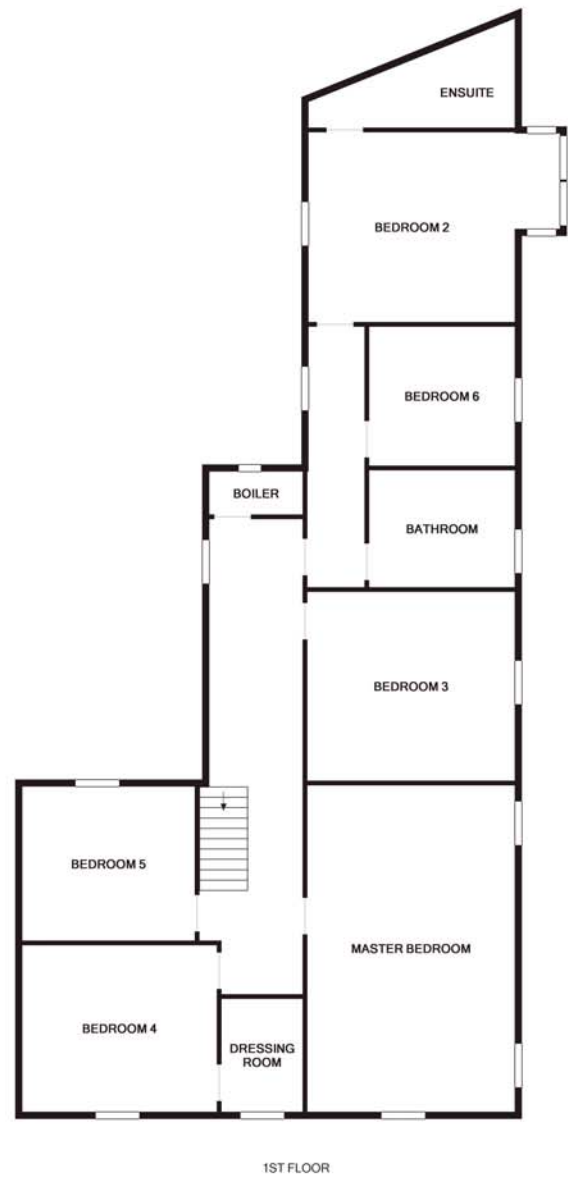
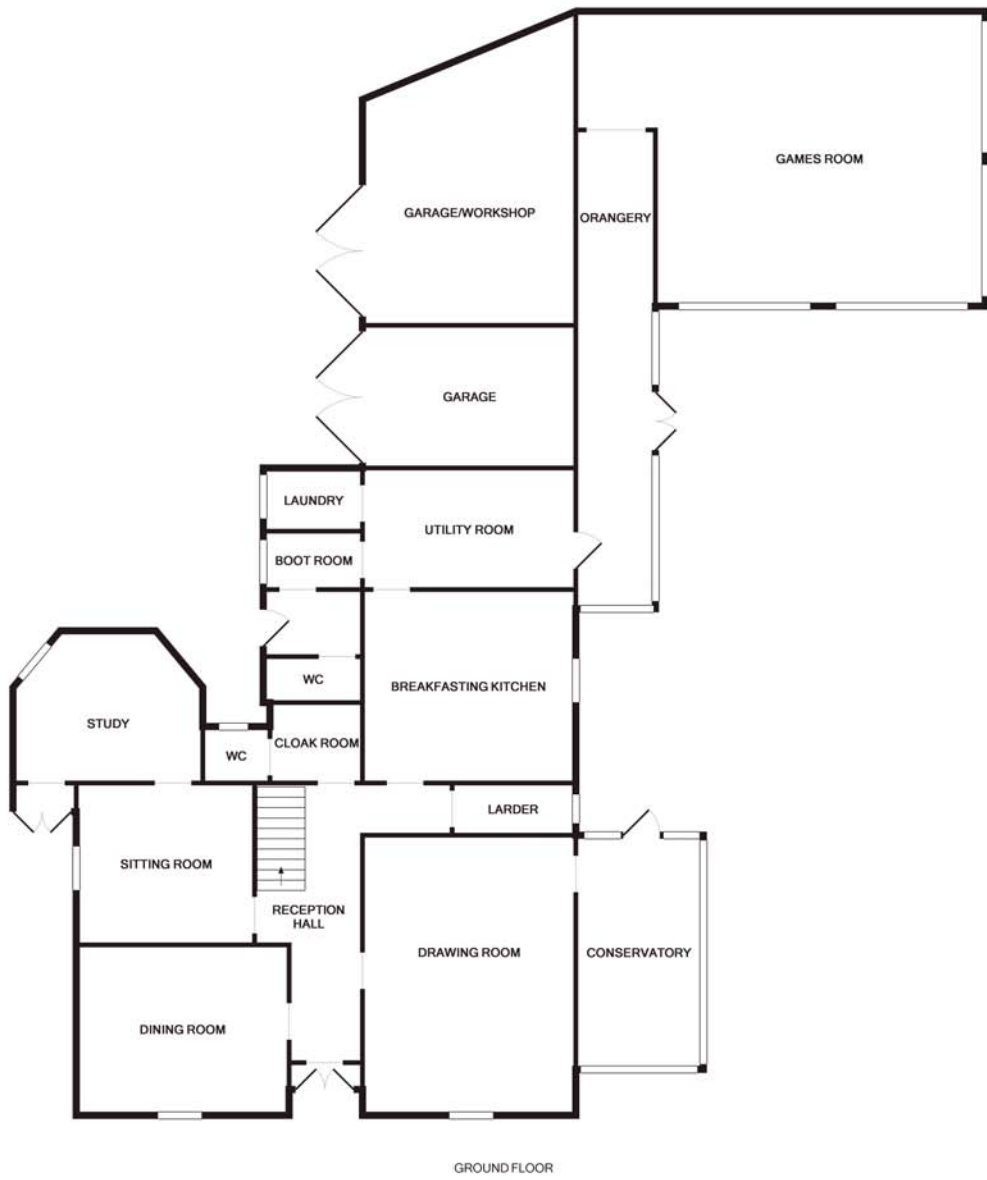
DRAWING ROOM	(19'3 X 14'7) 5.87M X 4.45M
DINING ROOM	(14'8 X 11'7) 4.47M X 3.55M
SITTING ROOM	(12'3 X 11'1) 3.74M X 3.38M
STUDY	(13'0 X 10'4) 3.97M X 3.16M
CONSERVATORY	(16'1 X 8'9) 4.91M X 2.67M
GAMES ROOM	(28'4 X 20'3) 8.65M X 6.17M
BREAKFASTING KITCHEN	(14'0 X 13'3) 4.28M X 4.04M
UTILITY ROOM	(14'3 X 8'4) 4.35M X 2.56M
BEDROOM 1	(23'10 X 14'10) 7.28M X 4.52M
BEDROOM 2	(17'8 X 13'4) 4.24M X 4.07M
ENSUITE	(12'0 X 7'10) 3.66M X 2.40M
BEDROOM 3	(15'2 X 13'10) 4.63M X 4.27M
BEDROOM 4	(13'9 X 11'9) 4.20M X 3.60M
BEDROOM 5	(12'5 X 11'5) 3.78M X 3.48M
BEDROOM 6	(10'5 X 9'6) 3.17M X 2.91M
GARAGE/WORKSHOP	(23'6 X 14'2) 7.17M X 4.33M
GARAGE	(14'2 X 9'8) 4.33M X 2.95M
OUTBUILDING/STORE	(19'10 X 10'7) 6.05M X 3.23M

Hillhead is situated in Broomieknowe, a well respected and sought after residential district approximately 8 miles south of Edinburgh City Centre. There are excellent amenities in the area, with good local shopping and schooling and a wide range of recreational and leisure facilities with a number of golf courses in close proximity along with the Pentland Hills. There are excellent public transport services with the A720 Edinburgh City By-Pass allowing for ease of commuting outwith the area. There is a school bus service to George Watson's College with other highly acclaimed independent schools within easy reach including Merchiston Castle and Loretto.

ENERGY PERFORMANCE RATING F







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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale. All measurements are approximate and are not warranted. No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposal, (c) whether or not Building Warrant and other necessary Consents have been obtained for any alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and (e) whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters. Interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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 Measurements are approximate. Not to scale. Illustrative purposes only.
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