

# 131 HILLHOUSE ROAD

Blackhall, Edinburgh, EH4 7AF

DETACHED HOUSE  
*occupying a generous plot*



GILSON GRAY  
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# CONTENTS

**08** **Entrance**  
You are welcomed into the home by an entrance vestibule and hallway...

**10** **Living room and Conservatory**  
The living room and conservatory are connected via double doors...

**15** **Kitchen**  
The airy kitchen accommodates space for a small dining/breakfasting area...

**17** **Dining room**  
The dining room provides ample room for at least an eight-seater table...

**19** **Bedrooms**  
The home's five bedrooms are arranged over the ground and first floors...

**22** **Washrooms**  
The house offers a shower room, a separate bathroom, and a WC...

**24** **Gardens & parking**  
Externally, the house is perfectly complemented by beautifully maintained, well-stocked productive gardens...

**26** **Area**  
Hugged by large green areas of natural beauty is Blackhall, a tranquil, sought-after suburb situated only a few miles away from the bustling city centre...



**PROPERTY NAME**

131 Hillhouse Road

**LOCATION**

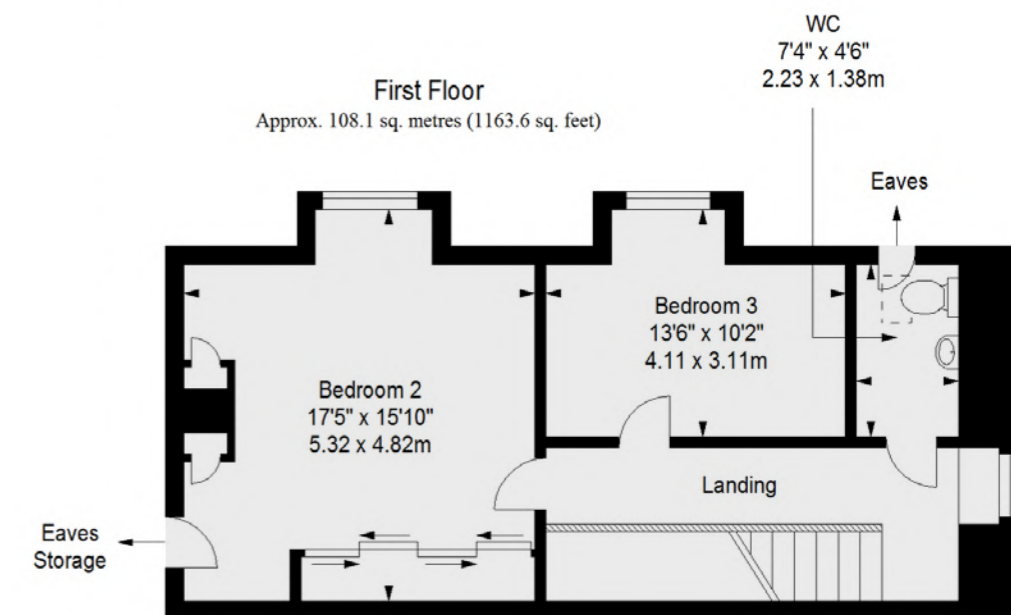
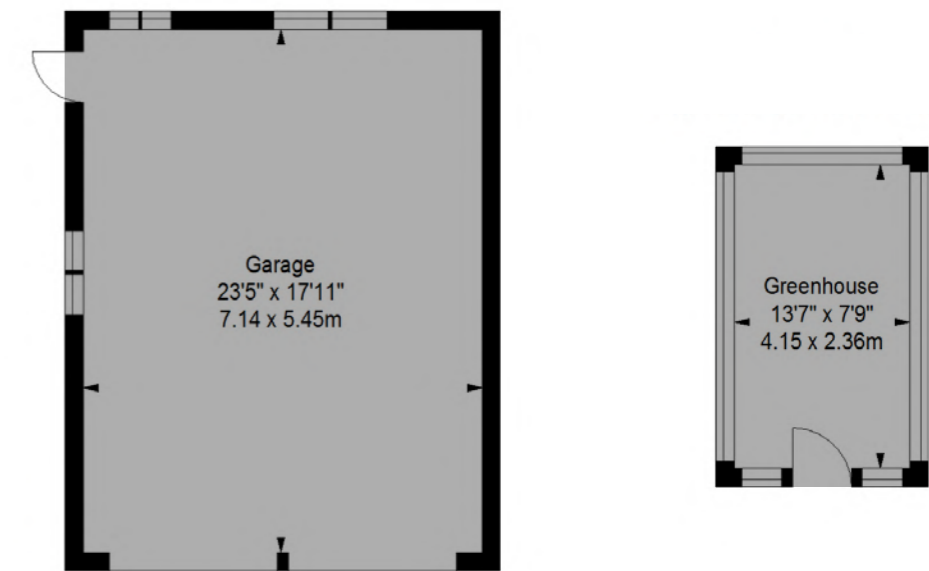
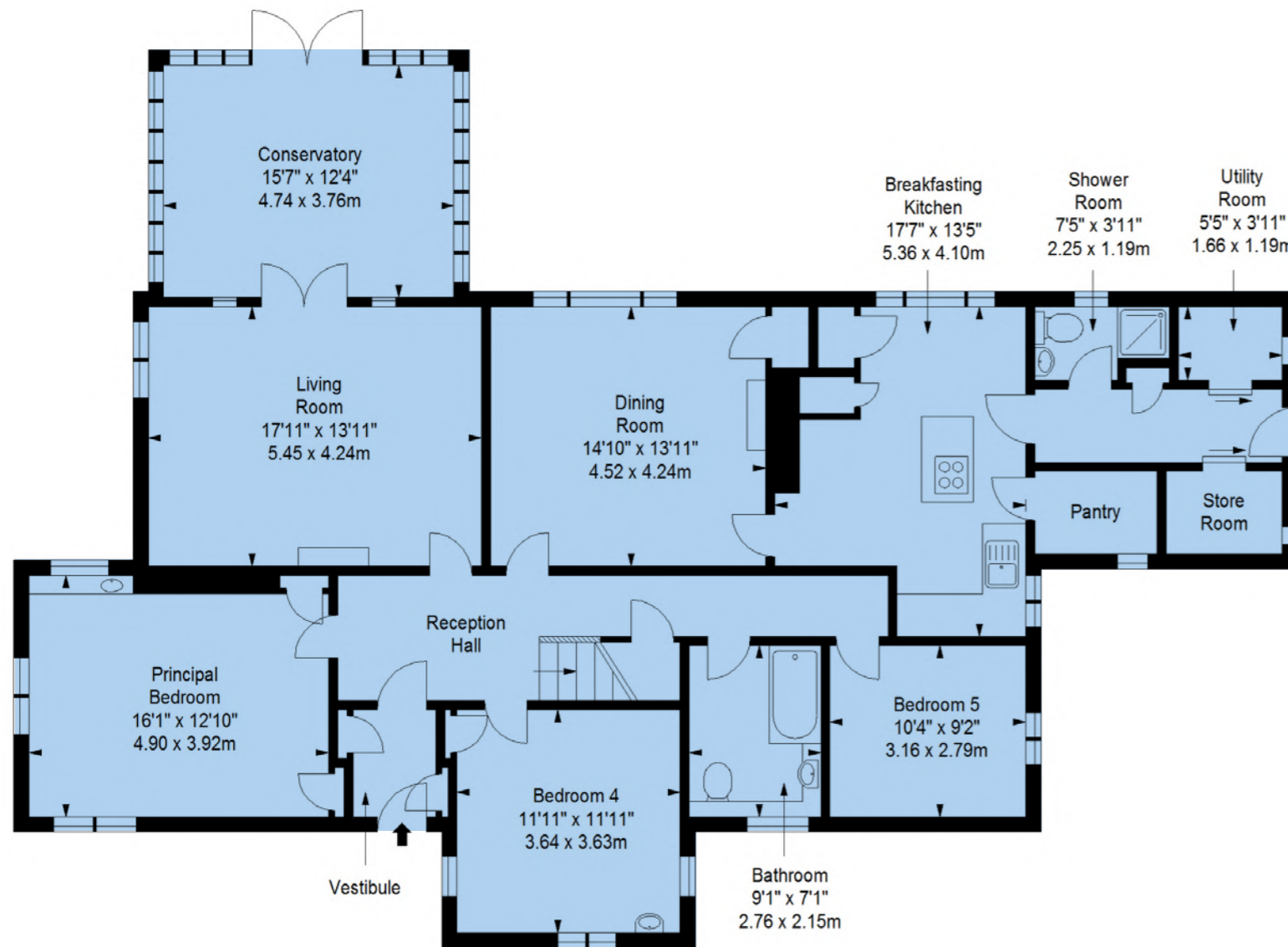
Edinburgh, EH4 7AF

**APPROXIMATE TOTAL AREA:**

327 sq. metres (3519 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR ● EXTERNALS

The floorplan is for illustrative purposes.  
All sizes are approximate.





# Welcome to 131 HILLHOUSE ROAD

Occupying a generous plot on Hillhouse Road in Blackhall, this traditional detached house (which hasn't been on the market since 1973) offers three reception areas, a breakfasting kitchen, five bedrooms, a shower room, a bathroom, and a WC, plus vast gardens, a detached double garage and a private driveway.

## GENERAL FEATURES

Detached house in Blackhall  
Occupying a generous plot  
Sought-after, leafy street  
Versatile and spacious accommodation  
Characterful features including the original, still functioning bell system  
EPC Rating - E | Council Tax band - G

## ACCOMMODATION FEATURES

Entrance vestibule and hall (both with storage)  
Spacious living room  
Formal dining room  
Breakfasting kitchen  
Large conservatory  
Five versatile bedrooms  
Family bathroom  
Modern shower room  
Separate WC

## EXTERIOR FEATURES

Vast garden grounds  
Detached double garage  
Private driveway

# ENTRANCE

## Welcome to 131 Hillhouse Road

You are welcomed into the home by an entrance vestibule and hallway, with both areas accompanied by built-in storage.



# LIVING ROOM & CONSERVATORY

## Spacious and versatile reception areas

The living room and conservatory are connected via double doors, opening to create a sociable open space or closing for privacy. The living room is decorated in pastel tones, carpeted for comfort, and offers plenty of space for a choice of lounge furniture layouts. In the adjoining conservatory, versatile space is provided to be used in a number of ways to suit the new owner, including a second sitting area, a family/TV room, or a children's play room, whilst French doors open onto the rear garden, extending the space outdoors during the warmer months.





# BREAKFASTING KITCHEN



## Airy cooking zone with space for dining

The airy kitchen accommodates space for a small dining/breakfasting area, perfect for morning coffee, informal meals on busy weeknights, and relaxed weekend breakfasts. The kitchen is fitted with a range of wood-styled wall and base cabinets, framed by workspace and splashback tiling, whilst a central island offers additional cabinetry and a solid wood worktop. It is further supplemented by a walk-in larder/pantry and a separate utility room with a clothes pulley.





# DINING ROOM

Perfect for family life and entertaining

The dining room provides ample room for at least an eight-seater table and additional furniture, presenting the perfect space for dinner parties, sociable gatherings with guests, and sit-down family meals. The room is neutrally decorated and fitted with Junckers wood flooring, whilst a fireplace (with a working open fire and flanked by built-in storage) adds a touch of character to the space.



# BEDROOMS

## Well-proportioned sleeping areas



The home's five bedrooms are arranged over the ground and first floors and consist of four doubles and a single. The bedrooms all offer plenty of space for furniture and have their own unique styling, and the single offers alternative use as a home office – ideal for those requiring a quiet space to work or study from home.

The bedrooms all offer plenty of space for furniture and have their own unique styling



# WASHROOMS

## Family bathroom, separate shower room, and WC

The house offers a shower room, a separate bathroom, and a WC. The shower room and bathroom are both on the ground floor, with the former comprising a large shower enclosure, a WC-suite, and a towel radiator, and the latter including a bath with an overhead shower, a basin and WC set into storage, and a mirrored, wall-mounted vanity cabinet.



# GARDENS & PARKING

## Extensive outdoor space & private parking

Externally, the house is perfectly complemented by beautifully maintained, well-stocked productive gardens. The front garden features a lawn with a border of leafy trees and shrubbery, whilst the enviably south-facing rear garden is particularly generous, perfect for family life, children, and pets. The rear garden includes a patio seating area, a vast, manicured lawn, a wealth of mature trees (including Victoria plum, apple (eating and cooking), quince, and pear trees), an allotment area with summer and autumn raspberries, redcurrants, rhubarb, and root veg, shrubs, hedges, and colourful planting. Excellent private parking is provided by a detached double garage with electric doors and a multi-car driveway.

Extras: Integrated kitchen appliances comprising a double oven, partial induction hob, fridge/freezer, and dishwasher, as well as a freestanding fridge, freezer, a washing machine, and a tumble dryer will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



The enviably south-facing rear garden is particularly generous, perfect for family life





# BLACKHALL

Hugged by large green areas of natural beauty is Blackhall, a tranquil, sought-after suburb situated only a few miles away from the bustling city centre with excellent local amenities, schools, and outdoor pursuits. Nearby Craigmyle Shopping Park houses high-street stores and major supermarkets whilst Blackhall and the surrounding area offers 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 level and enjoying the outdoors and staying fit could not be easier with the scenic leafy spaces of Ravelston Park, Ravelston Wood and Corstorphine Hill, as well as Cramond's picturesque seafront. Ravelston and Murrayfield golf courses and Murrayfield Stadium offers 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 bus night services.





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