

COULTERS[©]

8 HOUSE O'HILL ROAD

BLACKHALL, EDINBURGH, EH4 2AP

 4 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Situated in sought after Blackhall, one of Edinburgh's prime residential locations, 8 House O'Hill Road is a semi-detached bungalow boasting excellent potential. With scope for both refurbishment and extending (subject to the necessary consents), it has the makings of a wonderful family home.

On the ground floor, the accommodation comprises; entrance vestibule and central hallway with storage cupboard, two spacious reception rooms to front, a functional galley style kitchen with adjoining utility room with garden access, two double bedrooms and a family bathroom.

On the first floor is the principal bedroom which has the benefit of its own en suite shower room, and finally there is a flexible fourth bedroom or study with extensive storage available in the eaves.

The property has gas central heating and a mixture of double, secondary and single glazed window units.

KEY FEATURES



Semi-detached bungalow with excellent potential



4 bedrooms, one with en suite



Private gardens to front and rear



Single garage and private driveway



Popular residential area of Blackhall



Short walk from Craighleith Retail Park



There is a neat front garden and generous private rear garden complete with lawn, established plants, hedges and shrubs as well as a greenhouse.

Parking is available on the private, gated driveway which is suitable for multiple vehicles. There is also a single, brick built garage.

*Please note that certain rooms have benefitted from the use of Virtual Staging.





THE LOCAL AREA

A sought-after residential area to the north-west of Edinburgh's city centre, Blackhall has excellent local amenities, schooling and tranquil leafy spaces. Craigleith Retail Park a five-minute drive from the property, has a good range of shops including a Sainsbury's supermarket. There is a Waitrose, cafés, restaurants and independent retailers in neighbouring Comely Bank and Stockbridge. Further amenities such as a medical centre, library and chemist are available in Blackhall and Davidson's Mains which also houses a Tesco supermarket, coffee shops and takeaways.

Leisurely walks are nearby at Davidson Mains Park, Hillwood Park, Corstorphine Hill and Lauriston Castle. The Ravelston and Murrayfield Golf Clubs, Blackhall Lawn Tennis Club and Westwood's Health Club are a short drive. Well-regarded schooling includes Davidson's Mains Primary and the Royal High School. Private school options including Fettes College, Stewarts Melville College, Mary Erskine's and St Georges are all close by. Regular bus services take you into the city centre from Telford Road in under 20 minutes and the City Bypass and motorway network are in close proximity.

EXTRAS

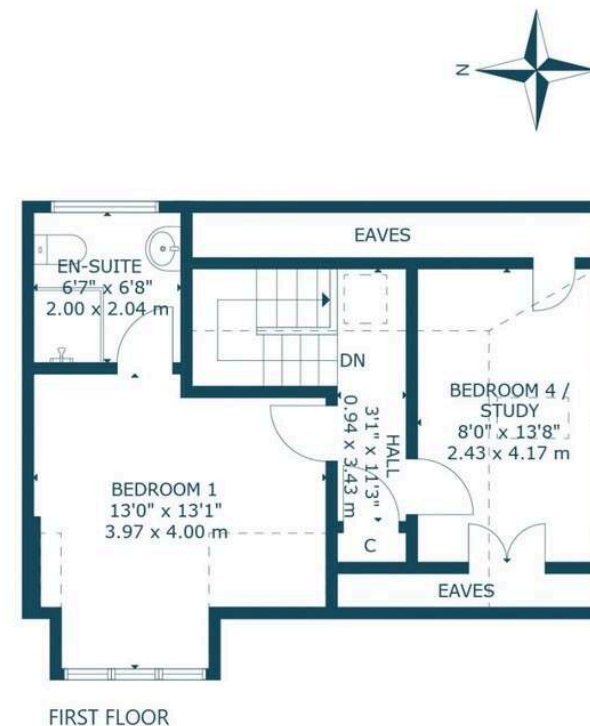
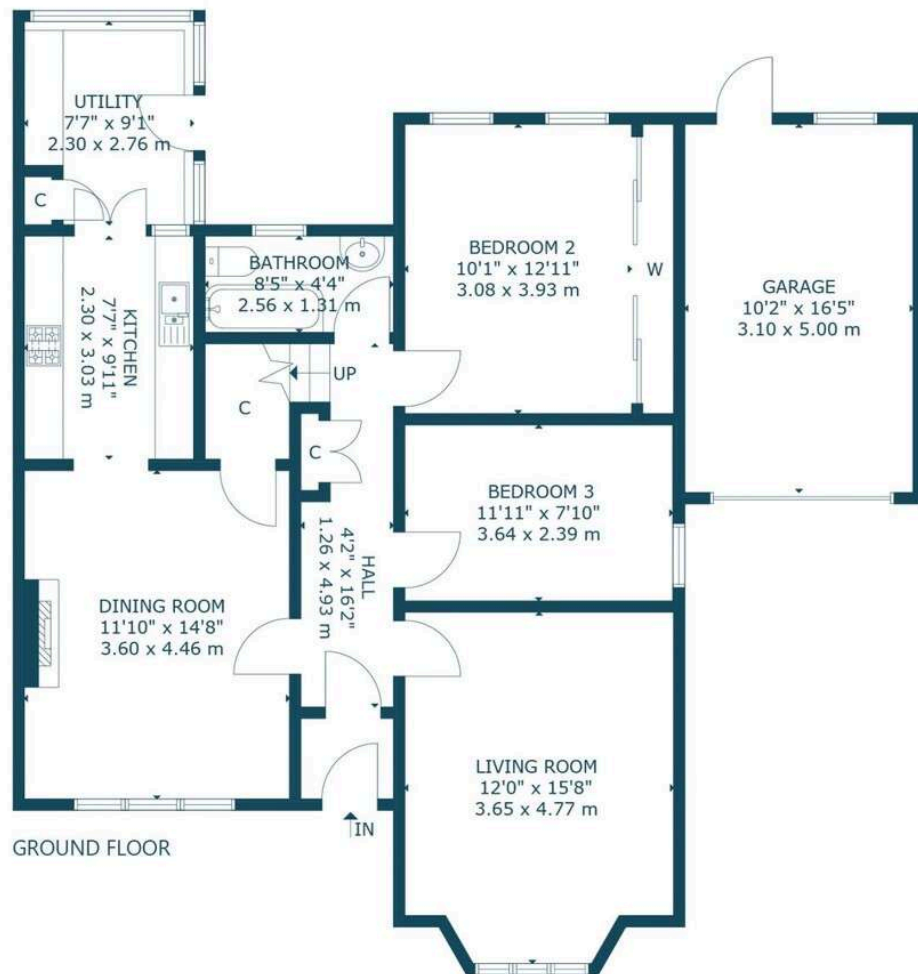
All fixtures and fittings, including; blinds, curtains, light fittings, carpets, fitted floor coverings, white goods and greenhouse (now in need of repair).





VIRTUALLY STAGED

COULTERS®



8, HOUSE O'HILL ROAD, BLACKHALL, EDINBURGH, EH4 2AP
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,327 SQ FT / 124 SQ M
 GARAGE 167 SQ FT / 16 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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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.