




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797 // THIS PROPERTY IS SUBJECT TO A BUYER'S PREMIUM

8 House O'Hill Row

BLACKHALL, EDINBURGH, EH4 2AW

PROPERTY

An excellent opportunity has arisen to acquire this highly desirable four bedroom detached bungalow, making for an ideal family home located within the popular Blackhall area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order and retains many of its period features it briefly comprises of a ground floor with an entrance vestibule featuring tiled flooring, an internal hallway with a large under-stair storage cupboard and a bright and spacious lounge, including a bay window, a feature fireplace and built-in storage space.

There is a modern, partially tiled kitchen, benefiting from an integrated five gas hob, extractor hood, double oven/grill, micro/oven, wine rack and soft-close units, leading onto the sunroom which has a skylight, currently used as a dining room. This provides access to the rear garden through double patio doors and a fully fitted, partially tiled utility room with an integrated dishwasher, under-unit lighting, a larder and further access to the rear garden.

There are also three double bedrooms, two of which have Edinburgh press cupboards, the fourth is currently being used as an office. It has a three-piece, partially tiled family bathroom, benefiting from a stand-alone bath with an overhead shower with unique Magnetic shower doors, chrome heated towel rail, built-in storage space and an extractor fan.

The first floor has been converted which is currently set up as an office/study and a single bedroom, with views of Edinburgh Castle. It features a double storage cupboard, access to the eaves and a three-piece, fully tiled en-suite shower-room with Velux window and further eaves access.

This property also benefits from, gas central heating, full double-glazing, mature and secluded garden grounds to the front, side and rear of the property. It has a single garage and single driveway to accommodate for secure off-street parking for up to three cars and more than adequate on-street parking to accommodate for visitors.



8 HOUSE O'HILL ROW, BLACKHALL, EDINBURGH



Property Exterior, Scottish National Gallery of Modern Arts & Clermiston Park

LOCATION

Many would consider Blackhall to be one of the city's best-respected residential districts.

The area boasts a wealth of properties many of which date back to the turn of the century. As well as the normal shopping facilities, the area provides some unusual shopping opportunities, which include a choice of banking and postal services.

Within a short distance away there is the Craigeith Park Retail Park which will satisfy most normal daily requirements but should a more extensive shopping trip be required, it is a simple matter to travel into the city centre.

Using one of the many and frequent bus services that pass through Blackhall, Princes Street is often less than ten minutes away and for the energetic, it is a relatively easy walk.

Throughout the area, there is a number of interesting restaurants and bars. It is easy to take advantage of all that can be provided in the city centre itself, especially those facilities concentrated around the West End. This is the site of the Usher Hall, Lyceum and Traverse Theatres as well as a number of cinemas including the Edinburgh Film House.

For those who prefer their recreational facilities to be in the open air, there is a variety of fascinating almost country like walks through unvisited parts of the city using Edinburgh's old railway lines.

The area is well served by excellent schooling, from both Blackhall and Davidson's Mains primary and Royal High School, St George's, Mary Erskine's and Stuarts Melville all within close proximity.

All things considered Blackhall is a residential district of considerable appeal which is well served locally and within the easiest possible reach of all that can be provided by the city centre.

"... INTERNALLY THIS
ACCOMMODATION
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DECORATIVE ORDER ..."



LOUNGE // KITCHEN
// UTILITY ROOM //
SUNROOM



Approximate Dimensions (Taken from the widest point)

Lounge	4.64m (15'3") max x 4.24m (13'11")
Kitchen	3.81m (12'6") x 3.69m (12'1")
Utility Room	5.95m (19'6") max x 2.10m (6'11")
Sun Lounge	4.51m (14'10") max x 2.51m (8'3")
Bedroom 1	3.65m (12') x 3.64m (11'11")
Bedroom 2	3.79m (12'5") x 3.34m (10'11")
Bedroom 3	4.27m (14') x 3.74m (12'3")
En-suite	2.61m (8'7") x 1.77m (5'10")
Bedroom 4	5.63m (18'6") x 1.82m (6')
Bathroom	2.20m (7'3") x 2.10m (6'11")

Gross internal floor area (m²): 129m² | EPC Rating: D

Extras (Included in the sale): All fixtures and fittings, integrated dishwasher, fridge freezer in the utility, including light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

Buyers Premium Value: £5000 + VAT

VIEWINGS BY APPOINTMENT ONLY

BEDROOMS // BATHROOM // EN-SUITE

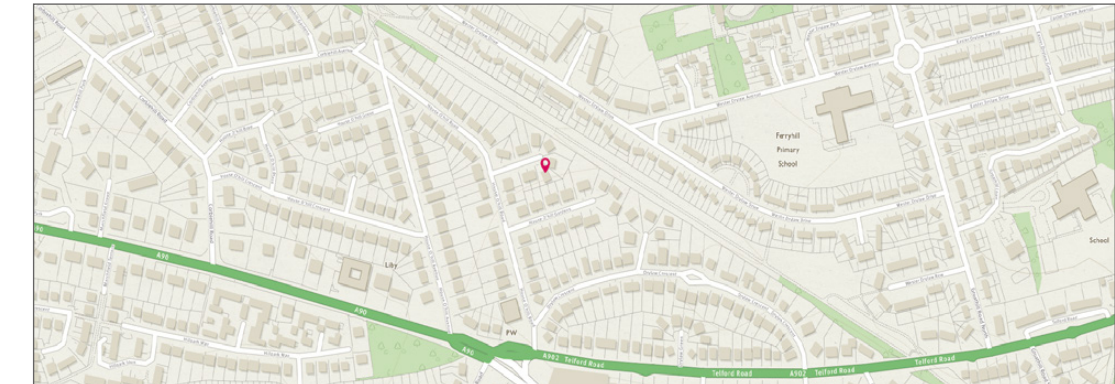


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**Part
 Exchange
 Available**

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