



31 House O' Hill Road, Edinburgh, EH4 2AJ

*Well-presented four bedroom extended semi-detached bungalow with south-west facing garden and driveway*

URQUHARTS  
EDINBURGH



## DESCRIPTION

31 House O'Hill Road is an immaculately presented four bedroom extended semi-detached family home with generous south-west facing rear garden and driveway, situated in the desirable Blackhall area. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas. The property offers further extension potential (subject to local authority consents).

Entrance vestibule and hall; bright box bay windowed living room overlooking the front garden with gas fireplace; spacious dining room with feature fireplace, leading to the kitchen; fitted kitchen with wall and base units, integrated appliances, and direct access to the rear patio and garden; two good sized double bedrooms, one with built in wardrobes/storage; and downstairs WC. On the upper level, a master bedroom with dual aspect Velux windows and storage into the eaves; bedroom four, currently used as a home office/study; and family bathroom with three-piece suite.

## ACCOMMODATION

Entrance vestibule & hall. Living room. Dining room. Kitchen. Three double bedrooms. Bedroom 4 / Home office. Bathroom. WC.

Gas central heating. Double glazing. Well-maintained private front and rear gardens, with the enclosed south-west facing rear garden mainly laid to lawn with patio areas and new large garden shed. Driveway and unrestricted on-street parking.

## LOCATION

Blackhall is a popular residential area, situated approximately 4 miles Northwest of the city centre. There are local amenities at Davidson's Mains including a Tesco Metro, and excellent amenities a short drive away at Craigleith Retail Park, including a Sainsbury's supermarket and M&S Food Hall. Recreational facilities nearby include Corstorphine Hill, Cramond Foreshore and Silverknowes promenade, Blackhall Lawn & Tennis Club, and Blackhall Library. The Water of Leith Walkway taking you to the cafés and boutiques of Stockbridge and the Gallery of Modern Art is nearby, along with the green open spaces of





Ravelston and Murrayfield golf courses, Inverleith Park, and the Royal Botanic Gardens. Catchment schools are Davidson's Mains Primary and The Royal High and private schooling is also available at The Mary Erskine School, Stewart's Melville College, Fettes College, Edinburgh Academy and St George's School for Girls. Excellent bus services regularly run into the city centre and surrounding areas, with both Haymarket and Waverly Station easily accessible. Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing and all major motorway networks are within easy reach.

### **INCLUDED IN SALE**

All fitted quality floor coverings including ANTA carpets and Amtico herringbone, light fittings, curtains & blinds, and kitchen appliances.

### **PRICE AND VIEWING**

For price and viewing arrangements please contact Urquharts 0131 556 2896

### **HOME REPORT**

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **F**

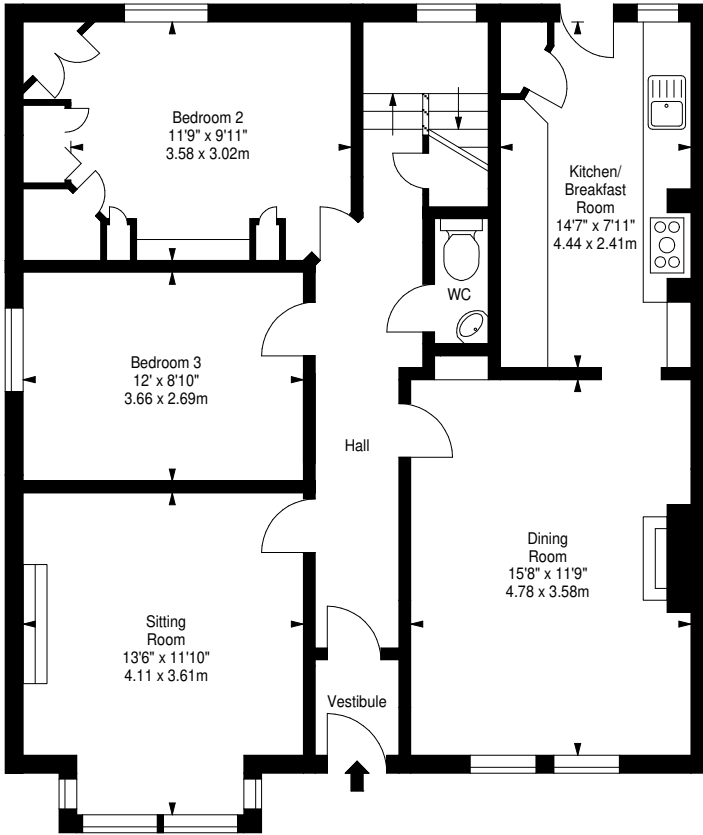
The property has an Energy Rating Category **D**



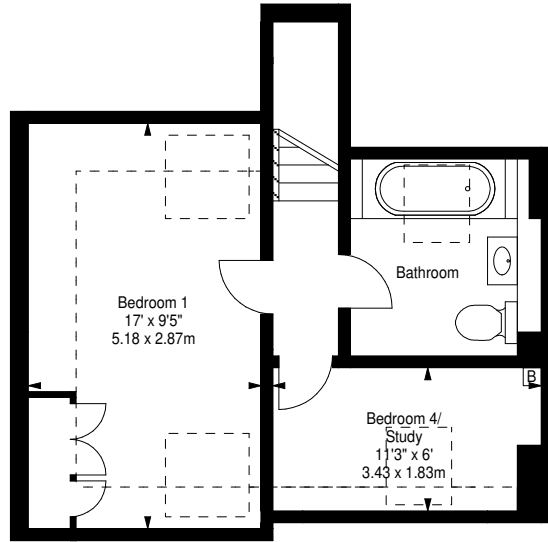
31 House O'Hill Road,  
Edinburgh,  
Midlothian, EH4 2AJ



Approx. Gross Internal Area  
1235 Sq Ft - 114.73 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



First Floor



**NOTES**

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.  
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.  
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.  
6. These particulars are not intended to nor will they form part of any contract.  
7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).