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## 41 Hillhouse Road

Blackhall, Edinburgh, EH4 3TH



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## Property Summary

This exclusive semi-detached chalet-style bungalow in Blackhall is a fully-upgraded and extended four-bedroom residence which offers a wealth of living space. It boasts three reception rooms, a stylish breakfasting kitchen (with a double-height apex ceiling), and two bathrooms, with underfloor heating in the kitchen and and shower room. Every room is bright and spacious and elegantly decorated too, ensuring the best for its inhabitants. In addition, the home benefits from generous private parking and beautiful mature gardens, including a fully-enclosed rear garden with a suntrap, southwest-facing aspect. Close to Blackhall Primary, The Royal High and Stewart's Melville College, this outstanding property meets all the needs of a modern family lifestyle.

Extras: all fitted floor coverings, light fittings, integrated appliances (five-ring gas hob, double oven, and dishwasher), a wine fridge, and a washing machine to be included in the sale.



## Features

- Chalet-style bungalow in excellent decorative order
- Convenient location in sought-after Blackhall
- Welcoming reception hall with built-in storage
- Spacious living room with French doors to garden
- Openly connected dining room with feature fireplace
- Garden room with double-height apex ceiling
- Premium breakfasting kitchen with luxury worktops
- Four double bedrooms (three with wardrobes)
- Shower room with underfloor heating and a 3-piece suite
- Luxurious four-piece bathroom with shower cubicle
- Access to the eaves for additional storage
- Front garden with established leafy greens
- Expansive rear garden with a sheltered deck
- Private front driveway accommodating three cars
- Gas central heating and partial double-glazed windows
- EPC Rating - D



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*“Premium breakfasting kitchen with  
luxury worktops and  
a garden room with  
double-height apex ceiling”*







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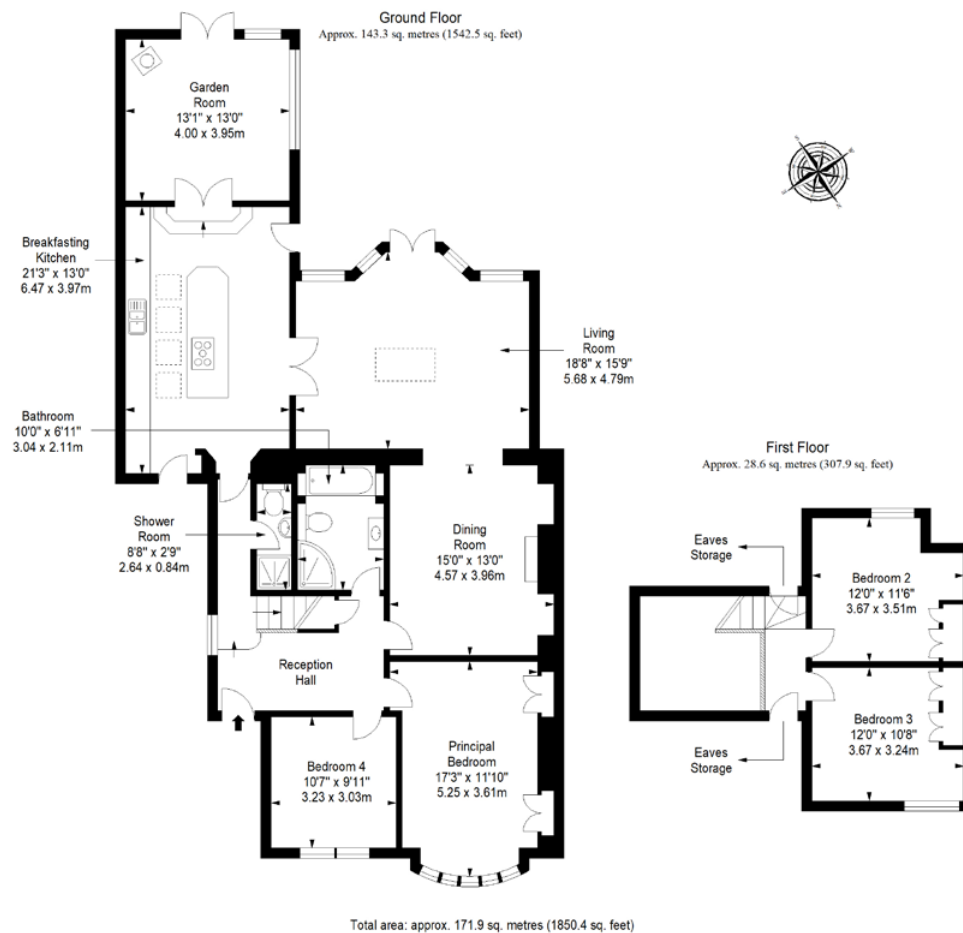
*“Four double bedrooms, a fully-tiled shower room with a three-piece suite and a luxurious four-piece bathroom with shower cubicle”*







# Floorplan



1 Lynedoch Place, Edinburgh, EH3 7PX | [www.johnsonlegaledinburgh.co.uk](http://www.johnsonlegaledinburgh.co.uk) | [david@johnsonlegal.co.uk](mailto:david@johnsonlegal.co.uk) | 0131 622 9222

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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 Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for 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 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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