



Balgonie
2 House O'Hill Green
Edinburgh
EH4 5DJ



- Entrance Vestibule leading to hallway
- Spacious front facing sitting room with bay and feature electric fire.
- Kitchen, living/dining with bifold doors to low maintenance enclosed rear garden
- Three double bedrooms (main with Ensuite)
- Family bathroom
- Front garden laid to lawn with Monoblock driveway and garage
- Side and rear garden laid to lawn with deck, paved area, mature planting and hedging. Paved clothes drying area and pedestrian door to garage.
- Gas central heating and double glazing

2 House O'Hill Green is located in a peaceful and secluded Cul-de-sac within the popular residential area of Blackhall. The property comprises a delightful and deceptively spacious three-bedroom detached bungalow with accommodation extending to 1427sq.ft over two floors having been extended into both the attic and to the rear. Offered to the market in true move in condition and offering high specification kitchen, bathrooms, flooring and fresh neutral décor. Viewing is highly recommended to appreciate to quality of accommodation on offer.



Viewing by appointment on 0131 524 3800











Blackhall is a popular residential area a few miles to the northwest of the city centre. The area has a range of excellent local amenities at Craighleith Retail Park, in addition to good local shops at Davidson's Mains. Corstorphine Hill, offering lovely walks, is nearby, as are Blackhall Lawn Tennis Club and Blackhall Library. The area has excellent bus routes into the city centre (41 & 43), Edinburgh International Airport (200) and South Gyle (21). Excellent schools in both the state and private sectors are easily accessible as are cycle routes to Haymarket, Leith, Cramond, Dalmeny Estate, South Queensferry and beyond.

Fixtures and Fittings

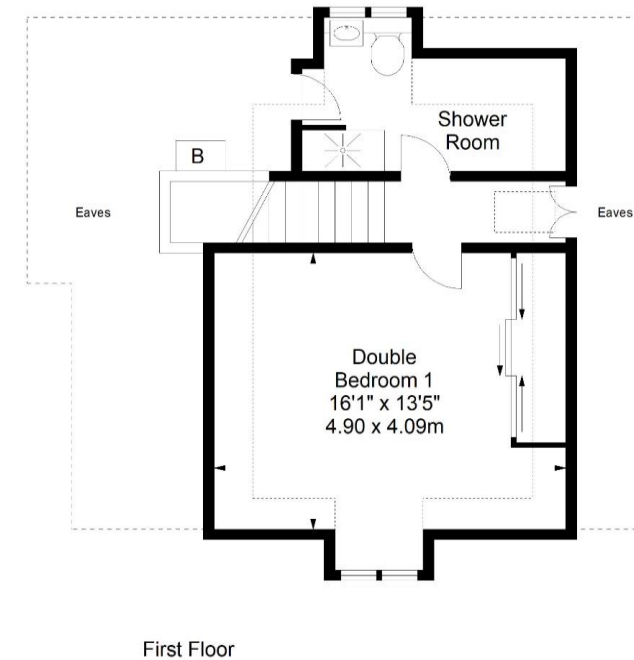
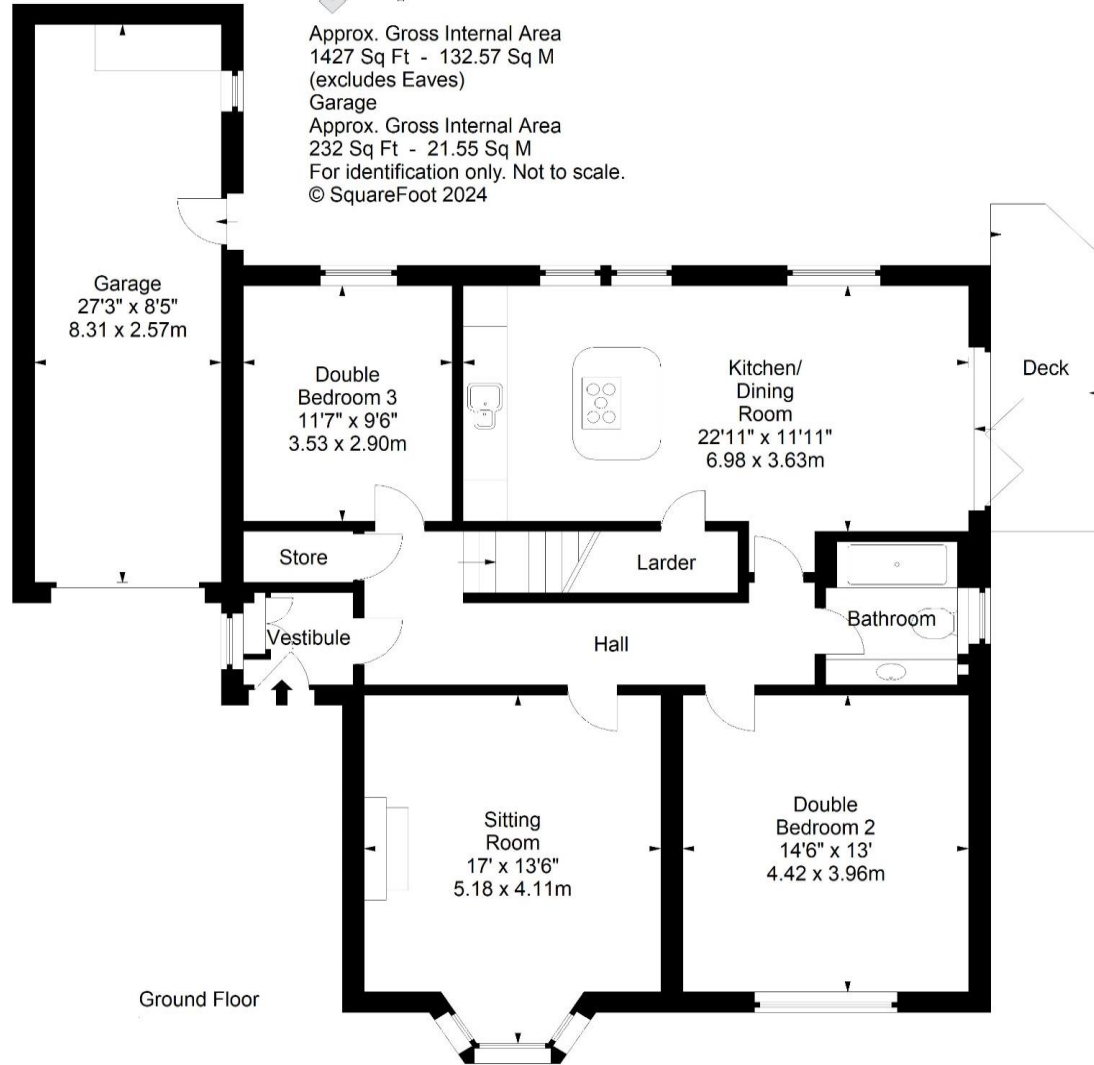
The fitted carpets, curtains, blinds and integrated kitchen appliances are included in the sale. Items of furniture may be available by separate negotiation.

EPC Rating - D
Council Tax Band- F

House O'Hill Green, Edinburgh, Midlothian, EH4 5DJ



Approx. Gross Internal Area
1427 Sq Ft - 132.57 Sq M
(excludes Eaves)
Garage
Approx. Gross Internal Area
232 Sq Ft - 21.55 Sq M
For identification only. Not to scale.
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* Please contact us for a free consultation or valuation

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