House O'Hill Crescent Edinburgh EH4 5DE

and the second

Connell & Connell W



13 House O'Hill Crescent is set in a peaceful street within the popular residential area of Blackhall. The property comprises a delightful and deceptively spacious fourbedroom detached bungalow with flexible accommodation extending to 1611sq.ft over two floors having been extended into the attic. Offered to the market in true move in condition, viewing is highly recommended to appreciate to quality of accommodation on offer.

Ground Floor:

- Entrance hallway with stairs to upper floor.
- Spacious front facing bay window sitting room with feature fireplace.
- Kitchen fitted with base and wall mounted units. Space for freestanding appliances. Shelved pantry cupboard. Rear hall with cupboard housing boiler and washing machine.
- Dining room with doors to rear garden. Large storage cupboard.
- Two ground floor bedrooms with space for freestanding furniture.
- Fully tiled bathroom with three-piece white suite. Shower over bath

Upstairs:

- Large landing which would be ideal for a home office or children's play area.
- Two bedrooms with velux windows. Bedroom four with built in storage
- Shower room comprising toilet, pedestal sink and shower enclosure with mains valve shower.





Viewing by appointment on 0131 524 3800













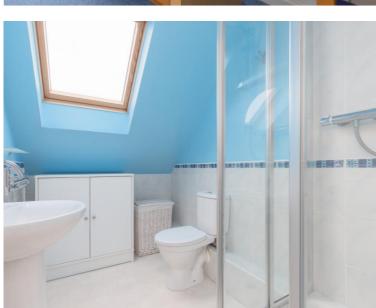














Externally:

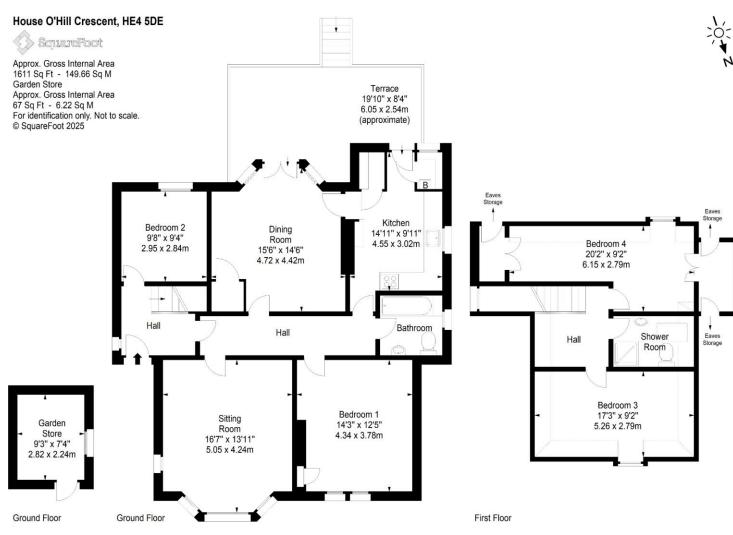
The front garden is laid to lawn with walls and hedging. There is a Monoblock driveway to the front providing off street parking. The rear garden is laid to lawn and has mature hedging, fruit trees and offers a family and pet friendly space being fully enclosed. A raised paved terrace with wrought iron balustrade offers the perfect spot for entertaining, and there is a brick outhouse with light & power, three further timber sheds and a greenhouse.

Fixtures and Fittings

All fitted carpets and window coverings are included in the sale.

EPC Rating - C Council Tax Band- F Gas Central Heating and Double Glazing

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 Craigleith Retail Park, in addition to good local shops at Davidson's Mains. Corstorphine Hill, offering lovely walks, is nearby, and Blackhall Lawn Tennis Club is a short distance away. 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.











CONNELL & CONNELL WS SOLICITORS AND ESTATE AGENTS

Connell & Connell WS 10 Dublin Street Edinburgh, EH1 3PR Tel: 0131 556 2993 Fax: 0131 557 5542 property@connellws.co.uk

* Please contact us for a free consultation or valuation

aspects of General Practice.

