



Solicitors & Estate Agents










Offers Over

**£650,000**

## 6 House O'Hill Row

Blackhall | Edinburgh | EH4 2AW

A charming extended detached bungalow enjoying an enviable location in a peaceful cul-de-sac, offering ideal family accommodation in one of Edinburgh's most desirable suburbs, close to excellent schools, amenities and transport links.

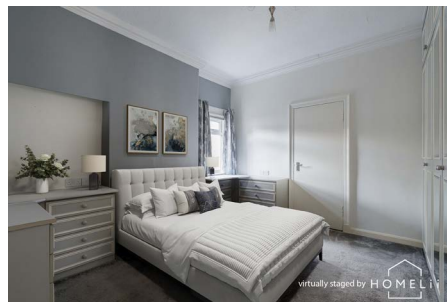
-  4 Bedrooms
-  2 Reception Rooms
-  2 Bathrooms
-  Garage & driveway
-  Private gardens
-  EPC Rating - C
-  Council Tax Band - G



## Description

Offered for sale with no onward chain and in move-in condition, this attractive stone-fronted bungalow provides generous and flexible accommodation over two floors. The front door leads to an entrance vestibule and hallway with two generous reception rooms to the front of the property. The family kitchen/dining room is to the side, looking towards the garden, with fitted wall and base units and central island. A door to the rear hallway provides access to a useful utility room with door to the garden. There are three double bedrooms to the ground floor, each with built-in storage, a generous family bathroom with white suite, vanity storage and over bath shower and a separate shower room also with white suite. Stairs from the bay windowed reception room lead to the upper floor where a generous room with storage in to the eaves can either be used as a fourth bedroom or as an additional reception room if desired. Benefits on offer include gas central heating (boiler installed in 2019) and full double glazing.

*This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*



## Extras

All fitted carpets, floor coverings, light fittings, curtains, window blinds and the white goods are to be included in the sale.

## Gardens and Garage

The house enjoys a large plot with private gardens to the front, side and rear with detached garage, multi-car driveway, lawn and paved areas offering a choice of spaces for relaxing or al fresco dining during the warmer months.

## Viewing

Please contact Neilsons on 0131 625 2222







## Location

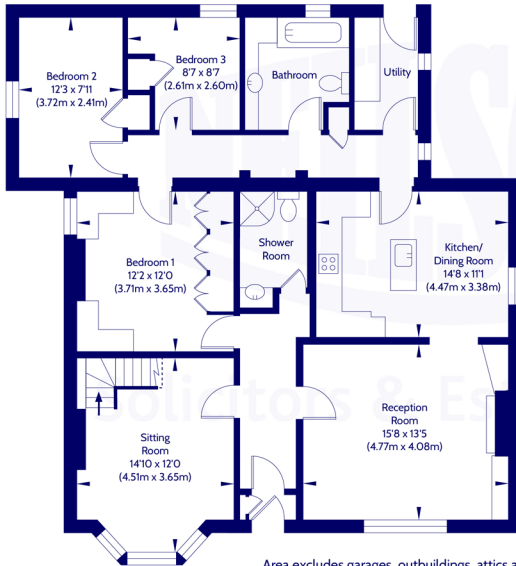
Located to the northwest of Edinburgh's city centre, Blackhall is regarded as one of the capital's most sought-after residential areas. Renowned for its leafy streets, elegant homes, and tranquil atmosphere, this prestigious suburb seamlessly blends city convenience with a peaceful village-like charm. Families are drawn to its proximity to excellent schools, from nursery to secondary level, whilst professionals appreciate the short commute to the city centre. Nearby amenities include the picturesque Ravelston Woods and Corstorphine Hill, a choice golf clubs, and vibrant shopping and dining options in nearby Stockbridge and from Craighleith Retail Park. With its prime location, serene environment, and excellent connectivity, Blackhall is an idyllic choice for those seeking a high-quality lifestyle close to superb amenities.



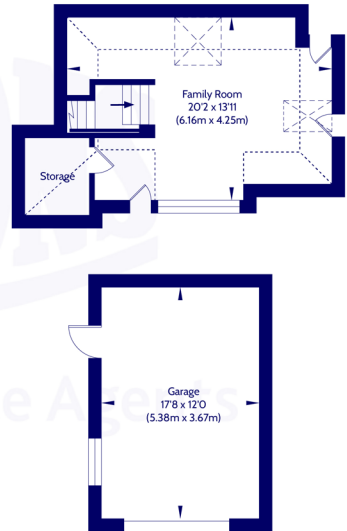


Approx. Gross Internal Floor Area 131.71 Sq M / 1418 Sq Ft.

### Ground Floor



### First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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