



3 House O'Hill Avenue

BLACKHALL | EDINBURGH | EH4 5DB



MURRAY
BEITH
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3 House O'Hill Avenue is an appealing, semi-detached family home situated in the desirable area of Blackhall. This superbly proportioned property presents a great opportunity to purchase a wonderful family home with a generous accommodation, front and back gardens, garage and driveway parking.

GROUND FLOOR: Entrance vestibule; welcoming hall with under-stair storage cupboard; living room with bay window and real flame gas fire; well-proportioned kitchen with a range of wall mounted and floor standing units together with integrated appliances; dining room / double bedroom 4; conservatory and guest WC.

FIRST FLOOR: Landing with linen cupboard; double bedroom 1 with views to the front of the property; double bedroom 2 with built-in-wardrobes; double bedroom 3; family bathroom with white three-piece suite comprising WC, wash hand basin and bath with shower over; large, floored attic with cupboards providing great additional storage space.

Garage with up-and-over door and driveway providing off-street parking to the front of the property.

Generously proportioned garden to the rear with lawn, mature beds and trees, green house and garden shed. Front garden with lawn and mature beds.

All fixtures and fittings are included in the sale and whilst believed to be in reasonable working order are strictly "sold as seen".

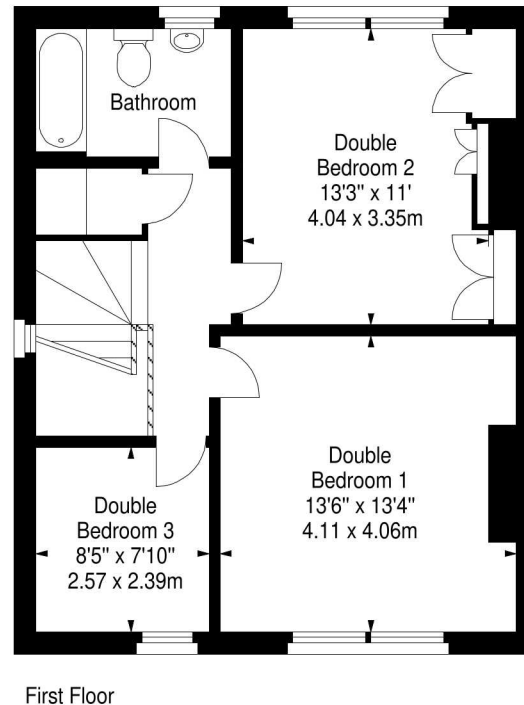
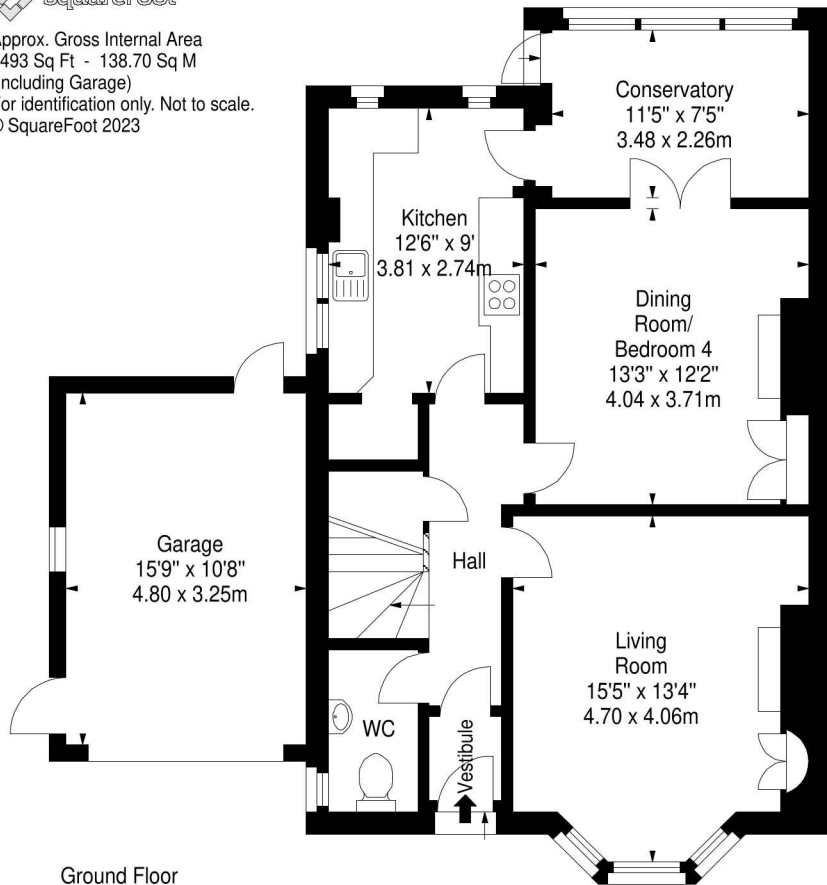




House O'Hill Avenue,
Edinburgh,
Midlothian, EH4 5DB



Approx. Gross Internal Area
1493 Sq Ft - 138.70 Sq M
(Including Garage)
For identification only. Not to scale.
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Location

Blackhall is located to the north west of the city centre and is a popular residential area typified by family bungalows. It is close to an excellent range of local amenities including a large Sainsbury's supermarket and selection of high street retailers at Craighleith Retail Park, a range of local shops within Blackhall and a supermarket, chemist, post office, various banks, a health centre and a dentist at Davidson's Mains. The fashionable high amenity area of Stockbridge is also within easy reach. Local recreation amenities include Ravelston and Murrayfield golf clubs, Edinburgh Zoo, Corstorphine Hill, rugby at Edinburgh Accies and cricket, hockey, squash and tennis sections at The Grange Club. The property has good access for walking and cycling along the nearby cycle tracks with an access point to the Blackhall Path nearby. Good local schooling is provided at Blackhall Primary and Royal High as well as a number of private schools in the area. Regular bus services operate to and from the city centre from Hillhouse Road. There is also quick access to Edinburgh International Airport, the Forth Road bridges and the main motorways of central Scotland.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2023 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.