

COULTERS[®]

27 HILLHOUSE ROAD

BLACKHALL, EDINBURGH, EH4 3TH

 4 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Situated in the highly regarded Blackhall district of Edinburgh, 27 Hillhouse Road is a traditional four bedroom semi-detached home set within generous, beautifully maintained gardens. While the property would now benefit from a programme of modernisation, it presents an excellent opportunity for a purchaser to renovate and create a superb family home in this sought-after residential area.

The accommodation extends to approximately 106 sq m and offers a flexible layout. A welcoming entrance hall gives access to a spacious sitting room, which flows through to a bright sunroom overlooking the rear garden. The kitchen provides direct access outside, while the ground floor also offers two generous double bedrooms and a fully tiled shower room.

KEY FEATURES



Semi-detached bungalow with great potential.



Delightful private gardens to front and rear.



Excellent schools nearby.



EPC Rating - D



Four double bedrooms.



Private driveway and timber garage.



Craigmile Retail Park just a short walk away.



Council Tax Band - F



Upstairs, there are two further double bedrooms, both enjoying useful eaves storage and pleasant open outlooks.

One of the property's most appealing features is the wonderful rear garden. Enjoying a sunny aspect, it is laid mainly to lawn with mature trees, shrubs and well-stocked borders, creating a peaceful and private outdoor space with excellent potential for landscaping or extension, subject to the necessary consents. To the front, there is a neat garden and a long driveway that leads to a timber garage.

The property further benefits from gas central heating and double glazing throughout.





THE LOCAL AREA

Blackhall is one of Edinburgh's most sought-after residential districts, situated to the northwest of the city centre and renowned for its attractive tree-lined streets, excellent schooling and abundance of green space. Popular with families and professionals alike, the area offers a peaceful suburban setting while remaining exceptionally well connected to the city centre and surrounding areas.

The neighbourhood is well served by a wide range of local amenities, including independent shops, cafes and everyday conveniences, with more extensive retail options available nearby at Craighleith Retail Park and in neighbouring Stockbridge.

Blackhall is ideally positioned for outdoor recreation, with nearby green spaces including Corstorphine Hill, Inverleith Park and the picturesque Water of Leith walkway, all offering excellent opportunities for walking, cycling and family outings. Residents are also within easy reach of a number of excellent leisure facilities including Blackhall Lawn Tennis Club, Murrayfield Stadium and Ravelston Golf Club. The area is particularly popular with families due to the highly regarded schooling on offer, including Blackhall Primary School and The Royal High School, alongside a number of respected private school options within easy reach.

Excellent transport links are available, with regular bus services providing swift access to Edinburgh's City Centre, while the Queensferry Crossing, City Bypass and Edinburgh Airport are all easily accessible for travel further afield.

EXTRAS

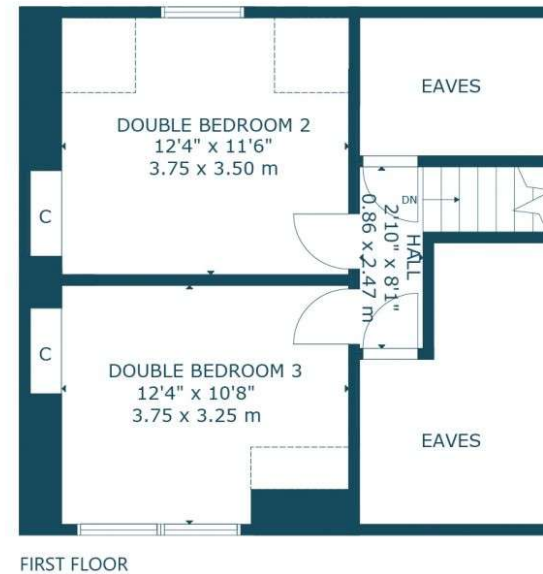
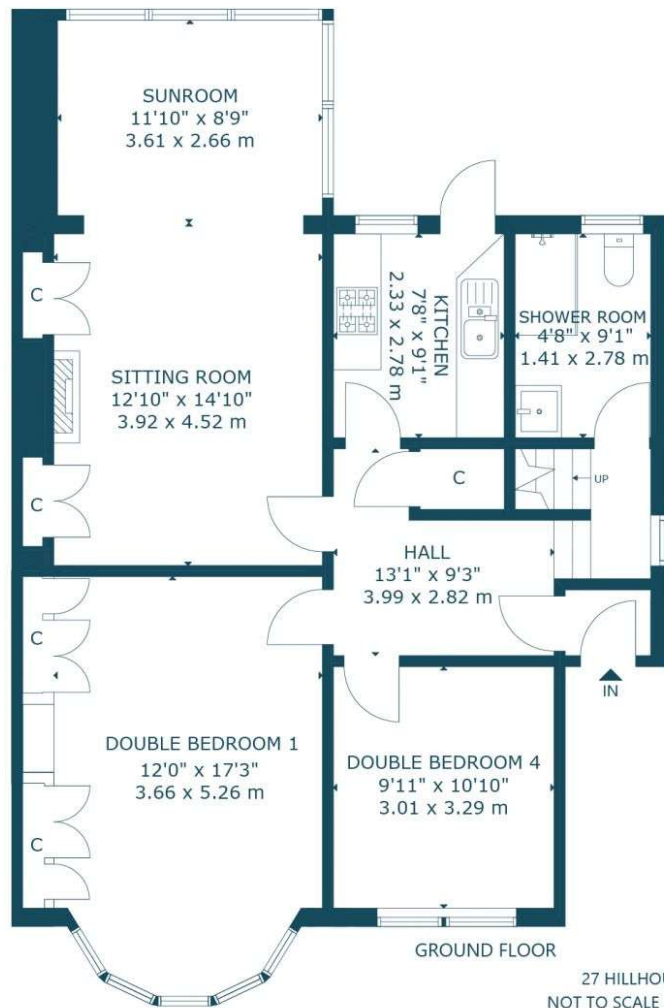
The curtains, blinds, light fittings, fitted flooring and kitchen appliances are included in the sale price.



COULTERS®

HOME REPORT VALUATION: £510,000





27 HILLHOUSE ROAD, EDINBURGH, EH4 3TH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,141 SQ FT / 106 SQ M
 GARAGE 165 SQ FT / 15 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.