





STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS



31 House O'Hill Avenue
Edinburgh, EH4 5DN

No onward chain
Off Road Parking
Mature Front and Rear Gardens
Floored Loft
Period Features
EPC: C
Council tax band: G

This appealing bungalow offers spacious, versatile and well-proportioned accommodation, making it an ideal home for a range of buyers. The property boasts a bright and light-filled living room, enhanced by an attractive bay window which creates a welcoming and comfortable space. The well-equipped kitchen provides ample storage and workspace, while a separate dining area offers an ideal setting for entertaining.

The property benefits from up to four good-sized bedrooms, providing excellent flexibility for families, guests or those looking to create a home office or additional living space. The property also benefits from a screened porch for additional entertaining space.

Externally, the bungalow is complemented by beautiful front and rear gardens, offering attractive outdoor space to enjoy and relax in. A private driveway provides convenient off-street parking and further enhances the appeal of this lovely home.

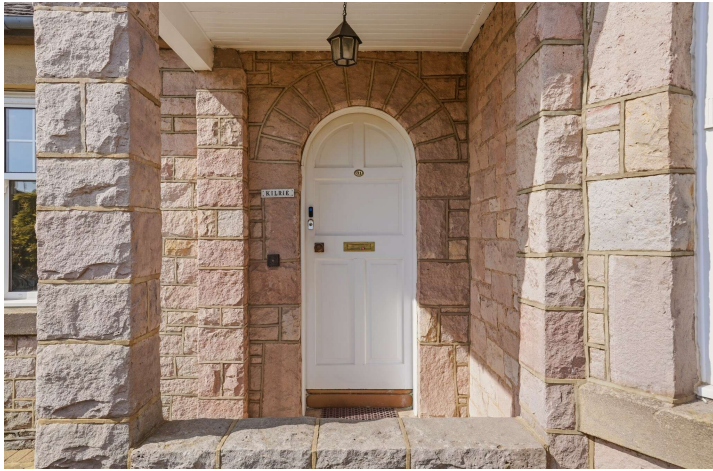
Location

House O'Hill Avenue is situated in the highly sought after Blackhall district of Edinburgh, located only 15 minutes from the City Centre and Edinburgh International Airport. A short drive east takes you to the popular Craighleith Retail Park which has a wide selection of high street retailers, including Marks and Spencers and Sainsburys. Galleries, restaurants and shops of Edinburgh's West End are also within easy reach, as is the Water of Leith, which offers a pleasant walk into the quaint and bustling areas of Stockbridge, as well as Cramond beach and Corstorphine Hill. Both Stockbridge and the nearby Comely Bank boast a wide variety of excellent amenities, including artisan cafes, restaurants and shops.

Education is well-served with multiple primary schools very near-by, feeding into Royal High secondary School. Private education is also offered at a variety of schools within a close proximity including Mary Erskine's, St George's, Stewart's Melville, Edinburgh Academy and Fettes College. There are also good road links via Queensferry Road to the City Bypass, Forth Road Bridge and the M8, as well as an excellent bus services running to and from the city centre and the surrounding area.













Total: 1456 sq. Ft, 135 m2

1st Floor: 1456 sq. Ft, 135 m2

Excluded Areas: Garage: 155 sq. Ft, 14 M2, Porch: 49 sq. Ft, 5 M2, Walls: 118 sq. Ft, 12 m2

Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit
www.satsolicitors.co.uk



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