



House O'Hill Terrace, Blackhall, EH4



A **five bedroom** semi-detached house in the desirable area of Blackhall.

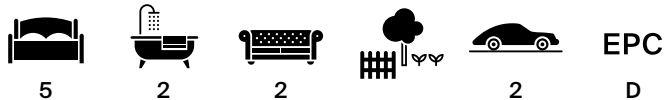
A delightful family house in one of Edinburgh's popular residential areas with a large garden and dual parking area to the rear.

The vestibule sets the tone of this bright and well-proportioned property with its many original features. The south-facing sitting room and bedroom 5, that is currently used as a playroom, are south facing which allows light to flood in and along with the high ceilings provides a spacious feel. A fireplace and gas burning stove give the sitting room a beautiful focal point.

A modern kitchen has been well designed to maximise space. A dining room, study and shower room complete the ground floor.

Upstairs, the principal bedroom has four windows with a far-reaching aspect. The pretty cornice detail and fireplace add character to the room. Three additional bedrooms and a family bathroom along with the rooms on the ground floor provide an impressive mix of sleeping and living accommodation.

Outside, there is a large walled garden with a perfectly positioned patio area that would be great for entertaining. There is access to the garden through an electric gate where two cars can be parked and electric car charge points are available.



Offers Over	Tenure	Local Authority	Council Tax
£750,000	Freehold	The City of Edinburgh Council	Band G



Key Features

- Highly desirable area
- Five bedrooms
- Large garden
- Study
- Flexible accommodation
- Off street parking

Location

Blackhall is a highly sought-after residential address, situated to the north west of the city centre and only a short distance away from George Street, Princes Street and the financial sector on Lothian Road. One of the area's main attractions is the selection of well-known schools in both the state and private sectors, including Mary Erskine, Stewart's Melville and St. George's School for Girls. Comely Bank and Stockbridge are a short distance away with many independent coffee shops, restaurants and gift shops. There is also a Waitrose supermarket and additional retail facilities at the nearby Craighleith retail park. Access to the city bypass, the motorway network and Edinburgh International Airport is swift and direct, while train services at Haymarket connect to Glasgow and Edinburgh's main Waverley station.



Local recreational opportunities include several well-known golf courses, Drumsheugh Swimming Baths and the Edinburgh Sports club. The Galleries of Modern Art are both within walking distance and The Water of Leith walkway and cycle path give ready access into the city.

Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.





Approximate Gross Internal Floor Area

1883 Sq Ft - 174.93 Sq M

Attic: 558 Sq Ft - 51.84 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2022. Photographs dated October 2022.

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