





32 House O'Hill Avenue Blackhall, EH4 5DL

'Superbly presented, bright and spacious detached family home within much sought after location.'

Situated on the lower floor is the entrance vestibule, hallway with wooden floors, spacious lounge/dining room with wooden floors and feature fireplace, dining kitchen, downstairs bathroom with walk-in shower, family room, bright and airy conservatory, computer room/study, Music room/Bedroom 5 and staircase to upper floor.

On the upper floor is the vibrant and spacious master bedroom with triple aspect, a further three bedrooms and modern family bathroom. The upstairs also provides excellent storage space necessary for any family.

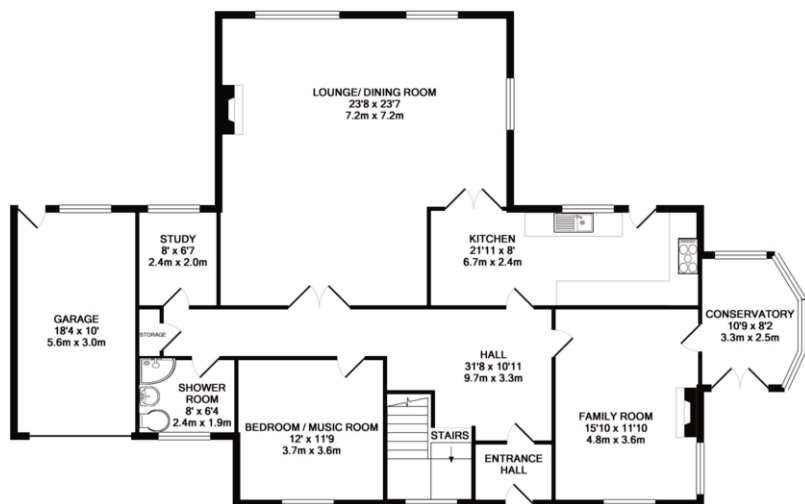
This property also boasts gas central heating and double glazing. Driveway leading to single garage. Spacious front garden and enclosed rear garden.

32 House O'Hill Avenue lies approximately 4.5 miles west of Princes Street and is well placed for those working within the city centre with

a regular bus service available nearby. Alternatively, major access roads including the A90 Queensferry Road, A8 Glasgow Road and A720 Edinburgh City By-Pass allow for ease of commuting outwith the city boundaries. Arguably one of the most sought after districts within the City, Blackhall has amenities to meet every day needs including shops, banks, post office, supermarkets and highly acclaimed schools at both Primary and Secondary levels, including Blackhall Primary and The Royal High School with fee paying options including Erskine Stewart's Melville. Recreational needs are also well provided for by way of public parks, leisure centres and golf courses with neighbouring Cramond Village allowing for walks alongside the River Almond. It is also worth noting the close proximity to the South Gyle, Edinburgh Business Park, global headquarters for the Royal Bank of Scotland at Gogarburn and Edinburgh International Airport.

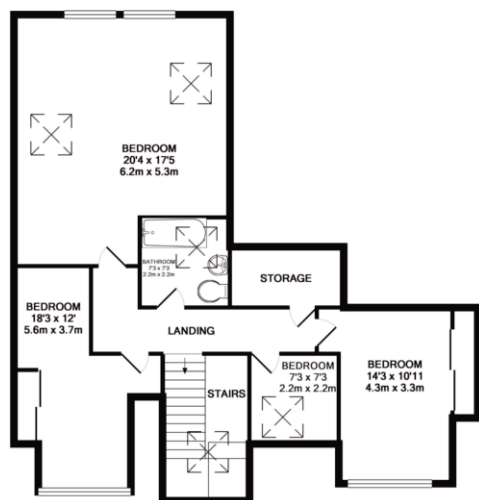
EPC RATING D





GROUND FLOOR
APPROX. FLOOR
AREA 1975 SQ. FT.
(155.6 SQ. M.)

32 HOUSE O'HILL AVENUE, EDINBURGH
TOTAL APPROX. FLOOR AREA 2623 SQ. FT. (243.7 SQ. M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix 62018



1ST FLOOR
APPROX. FLOOR
AREA 948 SQ. FT.
(86.1 SQ. M.)



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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposal, (c) whether or not Building Warrant and other necessary Consents have been obtained for any alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and (e) whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters. Interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.

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