



## 1 House O'hill Row, Edinburgh, EH4 2AW

Beautifully Presented, Four-Bedroom, Semi-Detached Bungalow with Gardens & Driveway

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# Property Description

Beautifully presented and spacious, four bedroom semi-detached, south-facing bungalow, on a generous corner plot. Located on a quiet and leafy side-street in the highly-sought-after Blackhall residential area, northwest of Edinburgh's city centre.

Comprises a vestibule, hallway, a semi-open-plan living room/dining kitchen, four double bedrooms, two en-suite shower rooms, a utility room, and a family bathroom.

Highlights include extensive quality hardwood flooring, recessed spotlighting, gas central heating, double glazing, and a modern fitted kitchen. In addition, there is good integrated storage, including a loft space with carpeted flooring, triple aspect skylight windows, and access to extensive eaves spaces.

Externally, the property benefits from a lawn and a driveway to the front and enclosed rear gardens, including patios, a pond, and a lawn area.

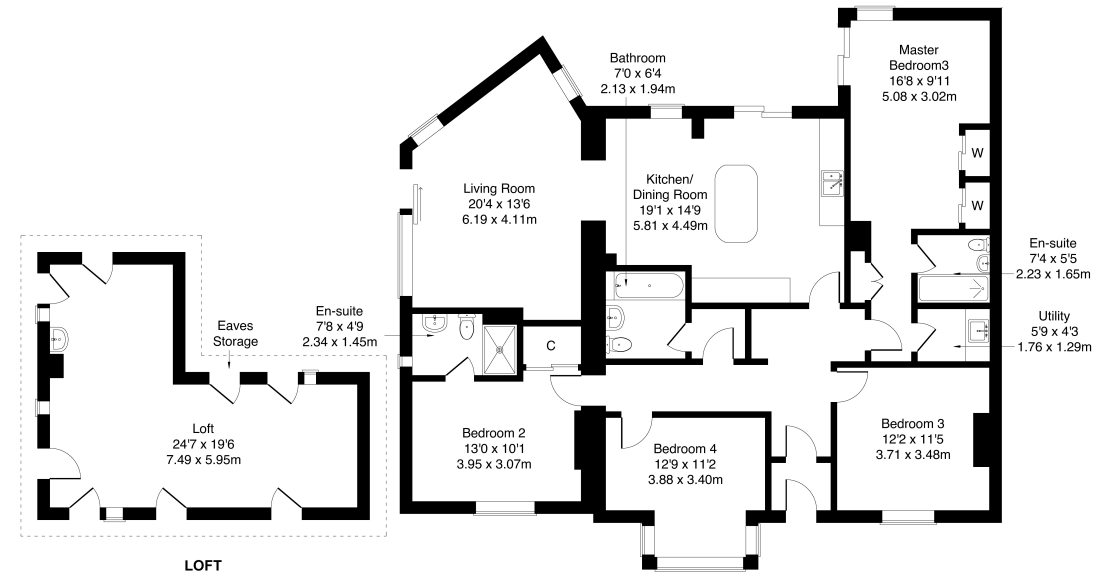
A bright vestibule opens into a spacious hallway leading to a stunning semi-open-plan rear living space. This area comprises a stylish dining kitchen and lounge, featuring floor-to-ceiling windows, recessed spot lighting, and sliding doors to the garden. The contemporary kitchen boasts real-wood worktops, a kitchen island, a sink with a spray pull tap, and modern appliances, including a fridge/freezer, integrated dishwasher, wine cooler, double oven, and gas hob. A separate utility room adds further practicality.

A generous master bedroom benefits from fitted wardrobes, a patio door to the garden, and a stylish en-suite shower room. Three additional well-proportioned double bedrooms are set to the front, with bedroom two offering built-in storage and its own en-suite; and bedroom four, a large box bay window. A modern family bathroom features a contemporary suite with a shower over the bath. Completing the accommodation, an exceptionally spacious floored loft provides additional carpeted space with triple-aspect skylights and ample eaves storage.



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Approximate Gross Internal Area: (1905 sq ft - 177 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Located in the highly sought-after Blackhall area, this home enjoys a peaceful setting on a quiet, leafy side street while offering excellent connectivity to Edinburgh's city centre. Blackhall is known for its reputable schools, green spaces, and a strong sense of community. Nearby amenities include local shops, supermarkets, and cafes, with larger retail and leisure facilities available at Craighleith Retail

Park. The area boasts excellent transport links via bus and car, with easy access to the A90 and Edinburgh's western bypass. Outdoor enthusiasts will appreciate the proximity to Corstorphine Hill, Inverleith Park, and the Royal Botanic Gardens. This is a prime residential location offering both tranquility and convenience.





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