

10 House O'Hill Row, Blackhall, Edinburgh. EH4 2AW

Offers Over £475,000







MQ Estate Agents are delighted to present to the market this superbly extended, spacious four bedroom, semi-detached bungalow with separate double garage in Blackhall in Edinburgh. The property which is arranged over two floors offers flexible accommodation which has been carefully extended by the current owners. The property comprises of an entrance porchway, a lounge with access to a beautiful sunroom and rear gardens, a second lounge, kitchen, four bedrooms, two of which are on the upper floor and have a Jack n Jill en-suite shower room, a large floored attic space, separate shower room, double garage, front and side gardens, large driveway and a car port. This is a fantastic opportunity for a variety of purchasers including those looking to upsize. Early viewing is highly recommended to appreciate this beautiful family home.

MQ Assisted Move, Part Exchange and 95% mortgages are available.

#### MAIN LOUNGE

15' 11" x 11' 2" (4.856m x 3.42m) The main lounge is to the rear of the property. There is an electric fireplace making the ideal focal point. There is access to the sun room.

#### LOUNGE TWO

16' 3" x 9' 11" (4.96m x 3.04m) The second lounge space, overlooks the front of the property. The bay window floods the room with natural light and there is an electric fireplace with a tiled fireplace surround.

#### KITCHEN

9' 10" x 6' 0" (3m x 1.83m) The kitchen comprises of a variety of wall and base mounted units in a light wood effect finish with complementing worksurfaces. The kitchen is





fully tiled and has space for a freestanding fridge freezer, oven, washing machine and tumble dryer. There is a handy pantry cupboard too providing great additional storage. From here there is access to the side of the property and the carport.

#### SUN ROOM

12' 1" x 6' 3" (3.69m x 1.91m) The sun room is the most idyllic space with views over the immaculate and well tended garden. An ideal spot to relax and unwind..

#### MASTER BEDROOM

11' 10" x 11' 3" (3.63m x 3.43m) The master bedroom overlooks the front of the property. There is ample room for additional bedroom furniture. Flooring is laid to a plush, light blue carpet. There is a fantastic deep wardrobe space which also has access to the floored attic and there is further storage in the eaves.

#### BEDROOM TWO

11' 10" x 11' 8" (3.62m x 3.58m) The second double bedroom overlooks the rear of the property. Again there is ample room for additional bedroom furniture and flooring is laid to plus carpets.

#### BEDROOM THREE/DINING ROOM

9' 1" x 8' 10" (2.79m x 2.71m) The third double bedroom, currently used as the dining room, is decorated in a warm colour scheme. Flooring is laid to carpet and there is a deep cupboard providing excellent storage space.



#### BEDROOM FOUR

9' 10" x 9' 10" (3m x 3m) The fourth bedroom overlooks the front of the property. Flooring is laid to carpet.

#### EN-SUITE SHOWER ROOM

7' 3" x 6' 1" (2.23m x 1.86m) The Jack n Jill, en-suite shower room comprises of a white, three piece suite of a fully enclosed shower, WC and wash hand basin with storage above. The room is complete with full tiling and a chrome towel radiator.











## SHOWER ROOM

9' 10" x 4' 9" (3m x 1.46m) The shower room has a wet room layout and is on the lower floor. It comprises of a walk in shower, WC and wash hand basin.

## GARDENS

The property benefits from a landscaped, level, well maintained and fully enclosed gardens. Upon entering the grounds, there is a large sweeping driveway, able to accommodate a good number of vehicles plus an mature flowerbed which is delightful to look out upon. To the side there is the carport and then the double garage. The rear garden is landscaped with artificial grass and mature, colourful flowerbeds and shrubbery. A garden to enjoy all year round.

## LOCATION

The property is situated in a quiet, peaceful cul-de-sac in the sought after residential area of Blackhall just a short distance from Queensferry Road with easy access to and from the City Centre, with excellent local amenities and school catchment area. It is in close proximity to Muirhouses Medical Group, the Royal High School and Davidson's Mains primary School.

## VIEWINGS

Viewing is by appointment only. Early internal viewing is recommended to appreciate all this super family home has to offer.

MQ Estate Agents are open 7 days a week: Monday to Friday 8am to 9pm & Saturday & Sunday 8.30am - 9pm to arrange your viewing or valuation appointment.







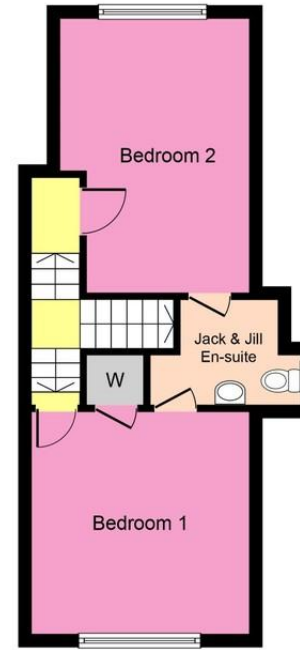






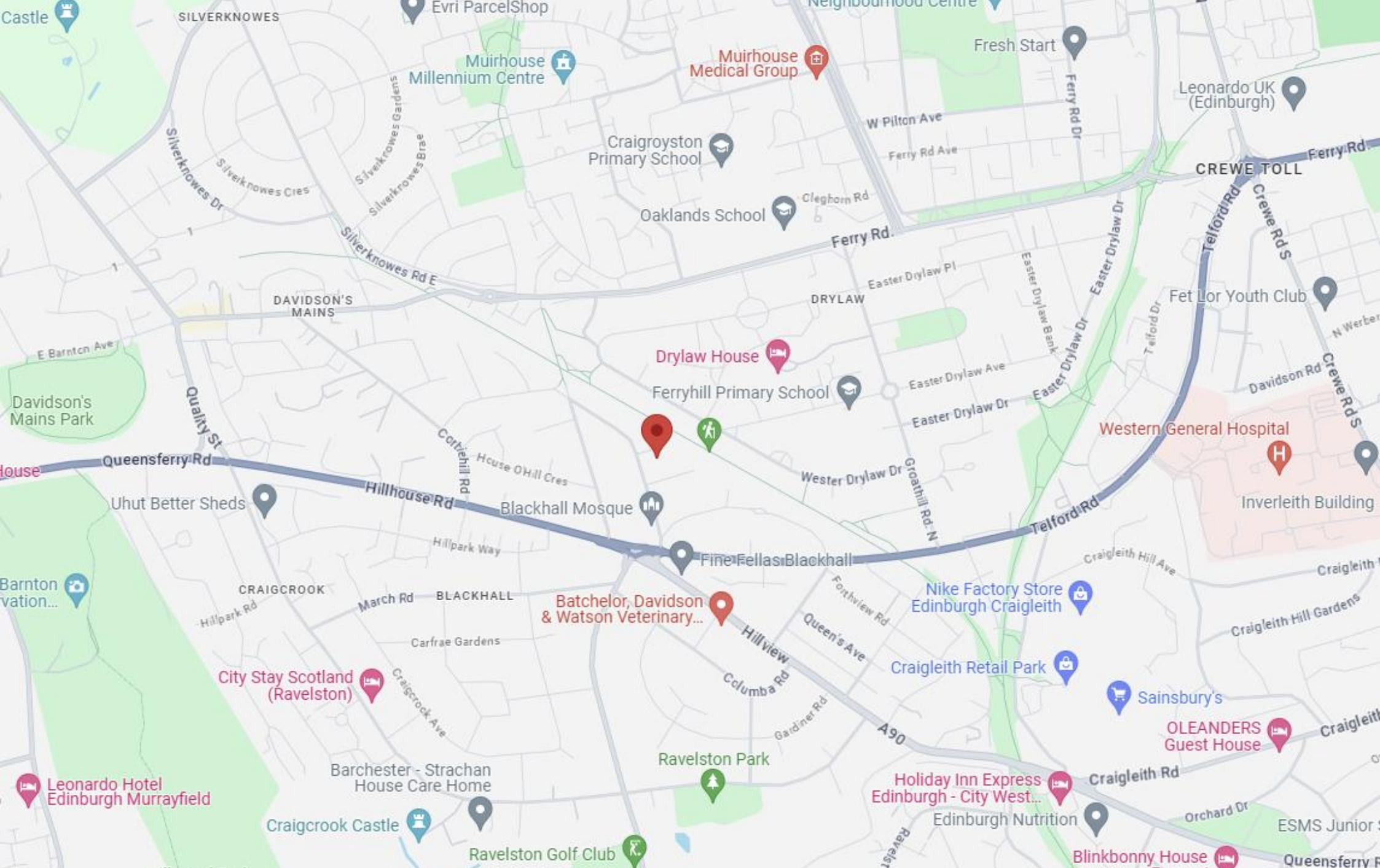


Ground Floor



First Floor





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