



15 House O'Hill Gardens, Edinburgh, EH4 2AR

SEMI-DETACHED BUNGALOW TO THE WEST OF EDINBURGH CITY CENTRE

- Bright Livingroom with bay windows and a feature fireplace
- Kitchen with separate dining area
- Large conservatory giving direct access to the back garden
- Two bedrooms on the ground floor and a family bathroom
- Gas central heating
- EPC Rating D
- Two further bedrooms situated on the first floor along with a shower room
- Low maintenance front garden and mature rear garden
- Flexible floorplan
- Double driveway
- Ideal family home

Location

The property is situated within a quiet cul-de-sac in the highly desirable area of Blackhall.

The property is ideally placed for easy access to the City Centre by bus or car. Its also only a short distance from local amenities including: Craigleith Retail Park, Cafes, Primary and Secondary schools, Silverknowes Beach and the Western General Hospital.

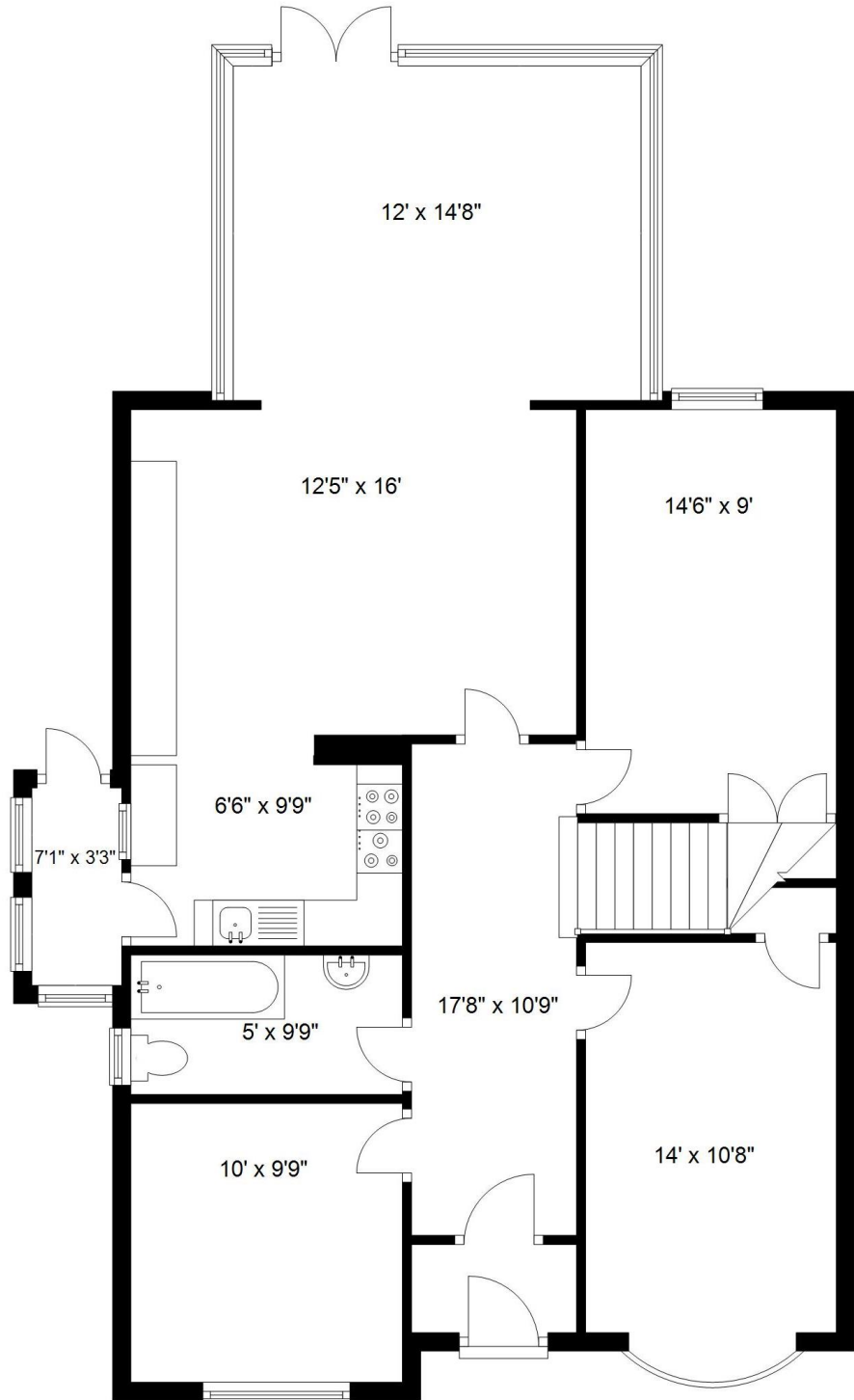
Viewing Arrangements

By appointment with The Church of Scotland Law Department.
Please email properties@churchofscotland.org.uk



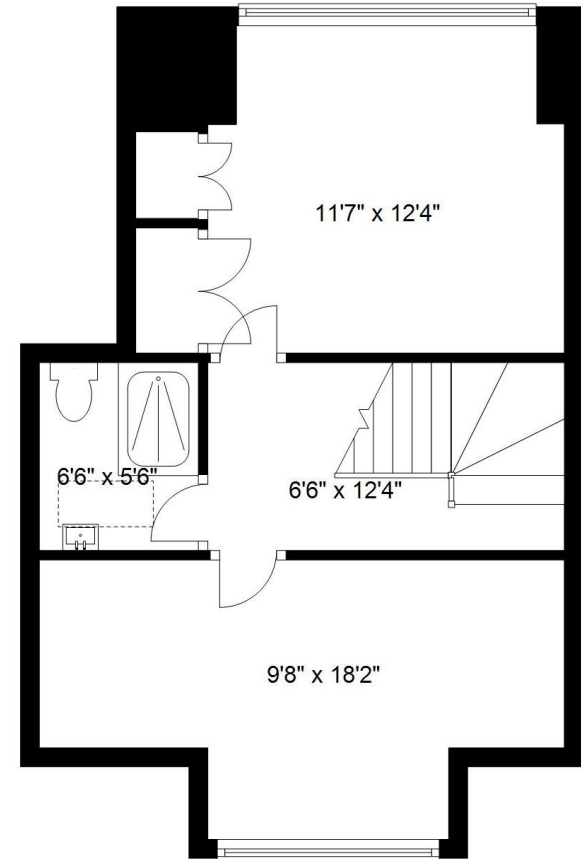
Ground Floor

Approx. 1086.9 sq. feet



First Floor

Approx. 444.3 sq. feet





Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent via email in the first instance.

Church of Scotland Law Department

121 George Street

Edinburgh EH2 4YN

Telephone 0131 2402263

Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC014574

