

8 HOUSE O'HILL GARDENS

Edinburgh EH4 2AR



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Welcome to

8 HOUSE O'HILL GARDENS



GENERAL FEATURES

- Extended traditional semi-detached chalet bungalow in sought-after Blackhall
- Generous accommodation extending to approximately 1,802 square feet
- Peaceful cul-de-sac setting within easy reach of central Edinburgh
- Excellent local amenities, schooling, green spaces, and transport links
- EPC Rating - C

ACCOMMODATION FEATURES

- Welcoming vestibule and hall with stripped timber flooring and storage
- Comfortable bay-fronted living room with an attractive fireplace
- Outstanding open-plan kitchen, dining, and family room
- Shaker-style kitchen with integrated double oven/microwave and gas hob
- Extensive glazing, rooflights, garden access, and a wood-burning stove
- Separate utility room, practical boot room, and attached side store
- Five flexible bedrooms, including two currently arranged as home offices
- Principal bedroom with extensive fitted wardrobes and far-reaching views
- Ground-floor bathroom and separate first-floor shower room
- Gas central heating and double glazing

EXTERNAL FEATURES

- Generous private rear garden with lawn, mature planting, and dining terrace
- Contemporary two-room garden building comprising a garden room and workshop
- Broad private monoblock driveway providing generous off-street parking

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Welcoming vestibule and hall with storage

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Outstanding open-plan kitchen, dining, and family room with separate utility room, adjoining boot room with garden access, and attached side store

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Five flexible bedrooms, including two currently arranged as home offices

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Ground-floor bathroom and separate first-floor shower room

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Generous private rear garden with dining terrace, a garden room and workshop, and a private monoblock driveway

30 BLACKHALL, EDINBURGH

Close to beautiful parks and woodland, as well as fantastic proximity and links to Stockbridge, New Town and the West End



The floorplan is for illustrative purposes. All sizes are approximate.



SPACIOUS FAMILY HOME

*within a quiet cul-de-sac in
sought-after Blackhall*

Occupying a generous plot within a quiet cul-de-sac in sought-after Blackhall, this extended traditional semi-detached chalet bungalow offers exceptionally versatile family accommodation arranged over two levels. The five-bedroom home combines a separate bay-fronted living room with an impressive open-plan kitchen, dining, and family room, two bathrooms, and a utility room. A mature private garden, a two-room garden building, extensive storage, and a broad private driveway complete the property.

Blackhall is a leafy, well-connected district of north-west Edinburgh, combining a peaceful residential character with easy access to the capital. Everyday amenities, Craighleith Retail Park, green spaces, and local schooling are all within convenient reach, while regular bus links and nearby arterial routes provide straightforward travel into the city centre and farther afield.



A warm & characterful welcome

A vestibule opens into a long, welcoming hall, where stripped timber flooring brings warmth and character. Useful built-in cupboards provide practical household storage.



DISTINCTIVE SPACES

for relaxing and entertaining

The comfortable living room is quietly positioned to the front, with a broad bay window and fireplace housing a living-flame fire forming attractive focal points.



OPEN-PLAN

kitchen, dining, and family room





The home's principal social space lies in the impressive extension to the rear

A wonderfully generous open-plan room designed for cooking, dining, relaxing, and entertaining. Here, extensive glazing, rooflights, and direct garden access create an uplifting connection with the outdoors.



SHAKER-STYLE KITCHEN

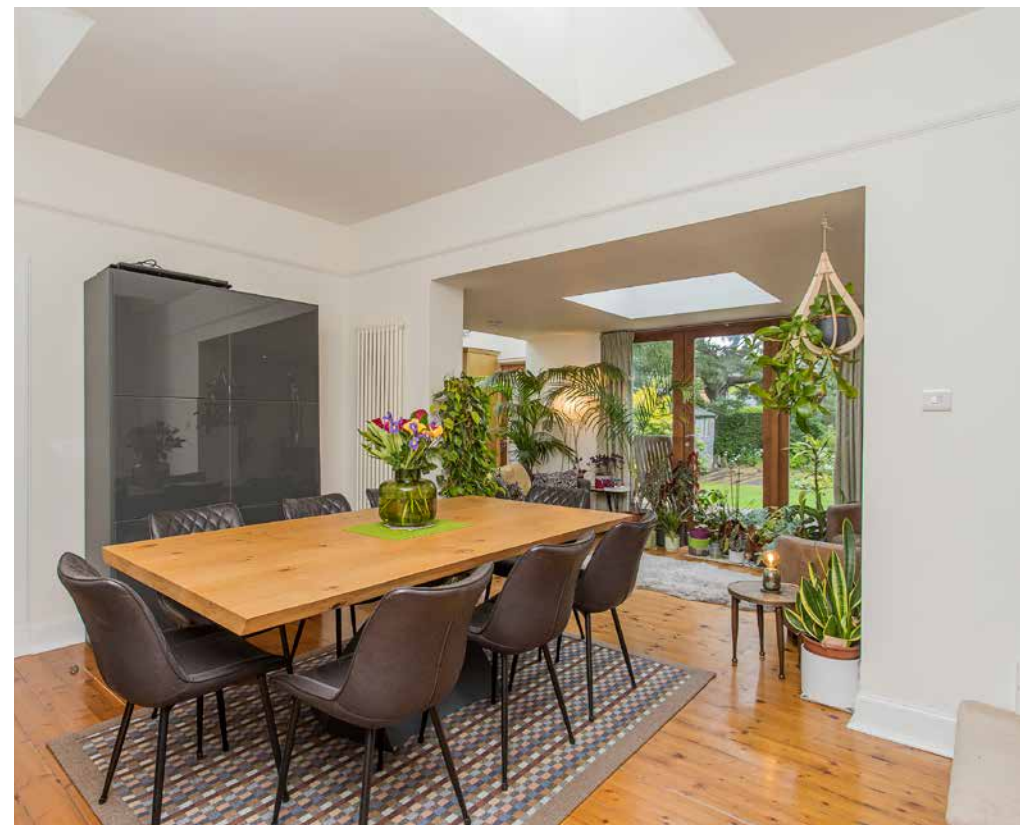
with integrated double oven and gas hob

The kitchen is fitted with ample Shaker-style cabinets and workspace, accompanied by an integrated double oven and microwave, gas hob, and extractor. There is plenty of room for a large dining table, while the family area is enhanced by a wood-burning stove. Natural timber flooring lends warmth to the dining and sitting areas, helping to define the distinct zones within the open-plan layout. A separate utility room, adjoining boot room with garden access, and attached side store add excellent practicality.





There is plenty of room for a large dining table, while the family area is enhanced by a wood-burning stove



FIVE FLEXIBLE BEDROOMS



Two bedrooms are located on the ground floor, the larger of which is currently arranged as a home office, offering valuable flexibility for family life, guests, or hybrid working.



Upstairs, the bright principal bedroom enjoys far-reaching views across the city through a broad south-facing window, along with extensive bespoke fitted wardrobes, and is accompanied by a second well-proportioned bedroom and a versatile skylit fifth bedroom/study. The versatile layout is particularly well suited to modern family life.



*Principal bedroom
with extensive fitted
wardrobes and
far-reaching views*



BATH AND SHOWER ROOMS

The ground-floor bathroom includes a three-piece suite with a shower-over-bath, while a separate first-floor shower room, nestled under the eaves, serves the upper bedrooms.

Extras: All fitted floor coverings, window coverings, light fittings, wood burner, gas fire and appliances are included in the sale. Integrated appliances include double oven/combi microwave, gas hob and extractor. Freestanding appliances include a washing machine and fridge/freezer.



GENEROUS

private rear garden with dining terrace





Outside, the broad, mature rear garden is screened by established planting and incorporates a generous lawn, colourful borders, trees, and a paved terrace for outdoor dining. At the far end, a recently built contemporary two-room garden building comprises a relaxing garden room with wide sliding doors and an adjoining workshop. The garden room benefits from Wi-Fi connectivity, making it ideal for use as a home office, while both spaces have full electrical provision and electric heating for versatile year-round use. A private monoblock driveway provides generous off-street parking for multiple vehicles.



BLACKHALL, EDINBURGH

Located just two miles northwest of the city centre, Blackhall is a popular choice among families and professionals owing to its tranquil setting close to beautiful parks and woodland, as well as its fantastic proximity and links to cosmopolitan Stockbridge, New Town and the West End. Residents are spoiled for choice when it comes to everyday services and amenities: the Queensferry Road thoroughfare is lined with independent shops and business, while nearby Craighleith Retail Park is home to several high-street outlets, eateries and a Sainsbury's superstore. There is also a wealth of sport and leisure facilities nearby, particularly at



Drum Brae Leisure Centre, which boasts a five-lane swimming pool, a state-of-the-art gym, a fitness class studio and a multi-purpose sports hall. To the west are several prestigious golf courses, including Royal Burgess and Bruntsfield Links Golfing Society. For outdoor enthusiasts, Ravelston Woods and Ravelston Park offer no shortage of space to relax and explore, while Corstorphine Hill and Hillwood Park yield stunning views across the city and beyond. Blackhall falls within the

catchment area for highly regarded state schools from infant to senior level, including Blackhall Primary School and The Royal High School. Private childcare facilities and the prestigious ESMS independent schools are also available nearby. Blackhall is an ideal choice for commuters into the city centre and beyond thanks to reliable public transport services and road links to Edinburgh City Bypass, Edinburgh Airport, the M8/M9 motorway network and the Forth Bridges.





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All sizes are approximate.