

23 Oxgangs Farm Grove

EDINBURGH, EH13 9PW



*Spacious Three bedroom Family Home In
Edinburghs Desirable Oxgangs Area*



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McEwan Fraser Legal is delighted to present this three-bedroom family terraced home in Edinburgh's desirable area of Oxgangs. Nearby Dreghorn barracks, Pentlands hills and the city bypass connect you with ease to the rest of the city.

THE LOUNGE



Inside, the property comprises:

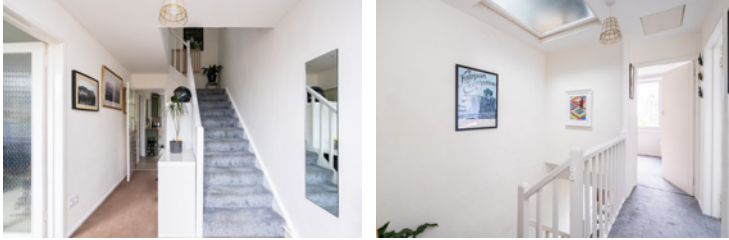
- Spacious lounge with multi-fuel stove which is flooded with natural light and offers various possibilities for furniture arrangements.
- Fully equipped kitchen which is modern and finished to an excellent standard. The kitchen is fitted with a gas hob, double oven and fridge. There is a large opening into the dining area making this an excellent family space and entertaining space also. You also get direct access to the rear garden which is private and has a gate to the rear woods.

THE DINING ROOM



THE KITCHEN





- There is one family bathroom which is fitted with a modern three-piece suite with a shower over the bath. The room is finished with a modern tile and is naturally very bright and generously proportioned.
- The house benefits from two generous double bedrooms and a single bedroom of which all include storage integrated.
- It is worth noting that the property has excellent storage as well as attic space in the property for further storage options.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

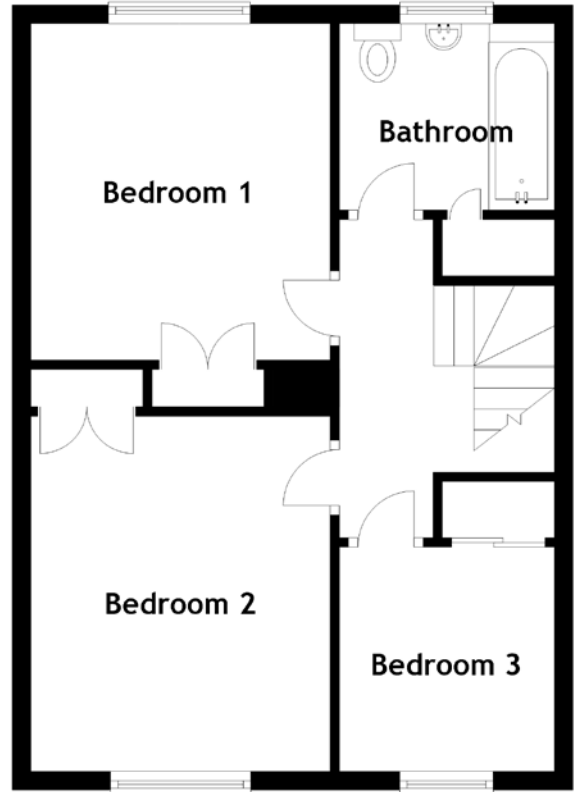
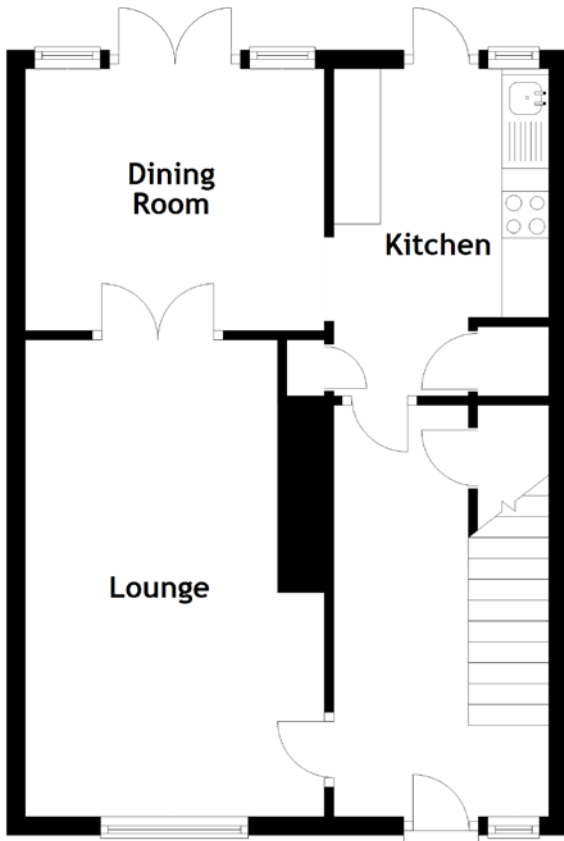


In addition, the property includes a communal garden at the centre of the housing area, gas central heating with the boiler having been serviced annually by British Gas, fully double-glazed windows and benefits from a single garage located at the top of the grove as well as free on-street unrestricted parking.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

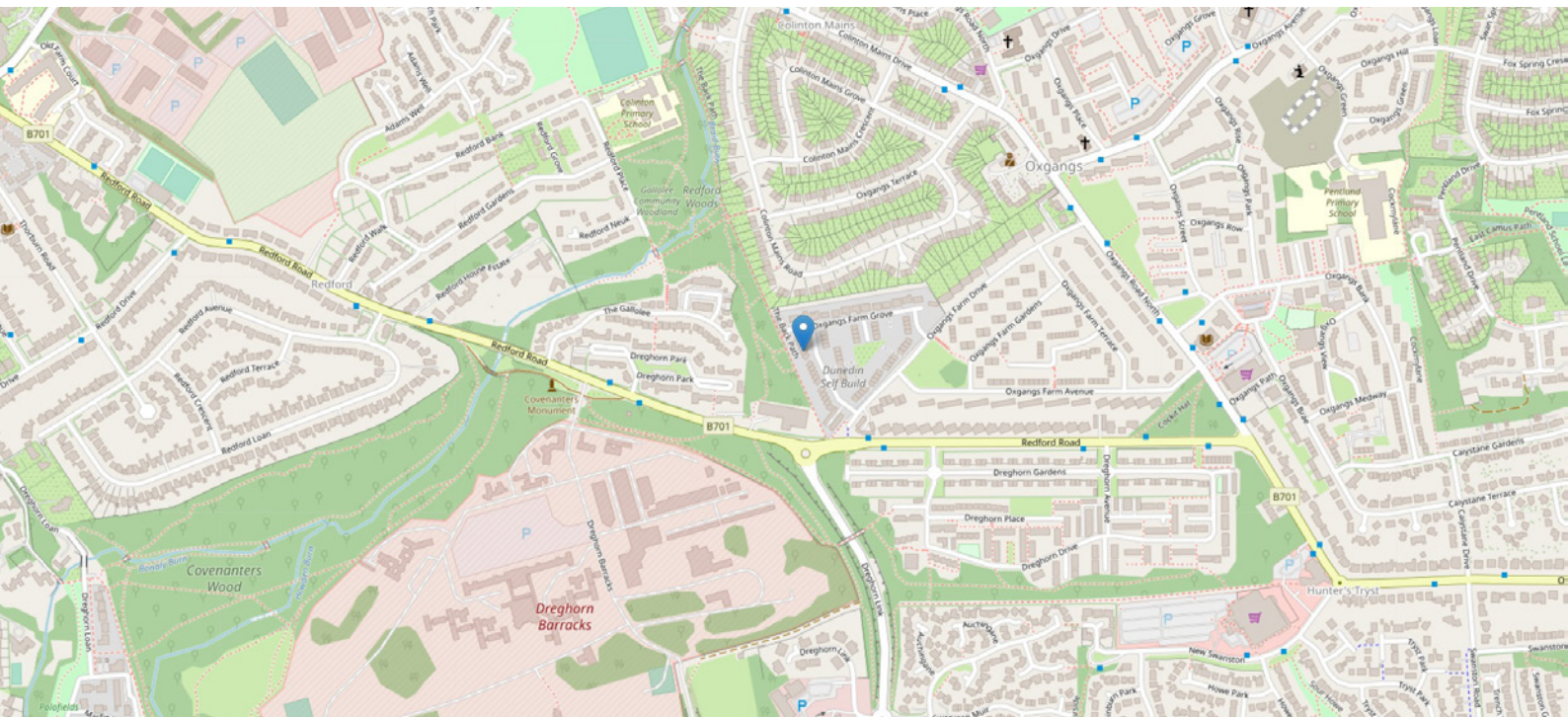


Approximate Dimensions
(Taken from the widest point)

Lounge	5.10m (16'9") x 3.20m (10'6")
Dining Room	3.20m (10'6") x 2.80m (9'2")
Kitchen	3.40m (11'2") x 2.30m (7'7")

Bedroom 1	3.60m (11'10") x 3.30m (10'10")
Bedroom 2	3.80m (12'6") x 3.30m (10'10")
Bedroom 3	2.40m (7'10") x 2.30m (7'7")
Bathroom	2.30m (7'7") x 2.00m (6'7")

Gross internal floor area (m²): 88m² | EPC Rating: D



THE LOCATION

Oxgangs is a most popular residential area, situated on the south side of the city. The area displays a wide variety of property styles. Oxgangs is well served with a number of local shops, and these will provide most daily requirements as well as post office, banking services, pharmacy and the local library. There is a Morrisons store at the junction of Oxgangs Road and Swanston, and a Tesco Superstore on Colinton Mains Drive, both of which are just a short drive or 10 minute walk.





Should more specialised shopping facilities be required, the well known suburban shopping centre in Morningside is within easy reach as is the Gyle Shopping Centre. Here there are excellent high street stores and a wonderful Marks & Spencer. There are also a number of specialised shops, as well as quality restaurants and bars. The property is also ideally situated for local nurseries, schools and just a short distance from the bypass, making it ideal for anyone with a commute.

Using one of the many and frequent bus services that pass through the district, the city centre can generally be reached in a matter of 20 minutes. Edinburgh's formal entertainment facilities tend to be highly concentrated in the city centre, and here you will find a variety of theatres and cinemas, all manner of hotels, restaurants and bars, and buildings of historic and architectural interest.

Oxgangs is surrounded by a number of lovely public parks and golf courses. There are delightful walks along the Braid burn and both Braid and Blackford Hills are within easy reach, excellent for any dog owners. The world famous Hillend dry ski-slope is just a short drive away and next door to this there are beautiful walks through the Pentland Hills, with panoramic views over the city.



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