




McEwan Fraser Legal

Solicitors & Estate Agents

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32 Oxgangs Farm Grove

EDINBURGH, EH13 9PP

OXGANGS

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“ ... WELL SERVED WITH A NUMBER OF LOCAL SHOPS THAT WILL PROVIDE MOST DAILY REQUIREMENTS ... ”

Oxgangs is well served with a number of local shops that will provide most daily requirements as well as a 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 which is just a short drive away.

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, Napier University (Craiglockhart and Merchiston campuses are nearby) and just a short distance from the bypass, making it ideal for anyone with a commute.

Oxgangs is surrounded by a number of attractive public parks and golf courses. There are delightful walks along the Braid Burn and both Braid and Blackford Hills are within easy reach. 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.



Braid Hills Golf Course, Hermitage Park and Westgarth Tennis Courts

32 OXGANGS FARM GROVE

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WITH AMPLE GARDENS AND IS PRESENTED TO THE MARKET IN GOOD OVERALL CONDITION

McEwan Fraser Legal is delighted to present this three bedroom end terraced house to the market. A well-loved family home for many years, the property sits on a wide plot with ample gardens and is presented to the market in good overall condition. Internally, there is scope for cosmetic upgrading and an incoming purchaser will be able to really make their own mark on it. The property represents excellent value for money and viewing is highly recommended.

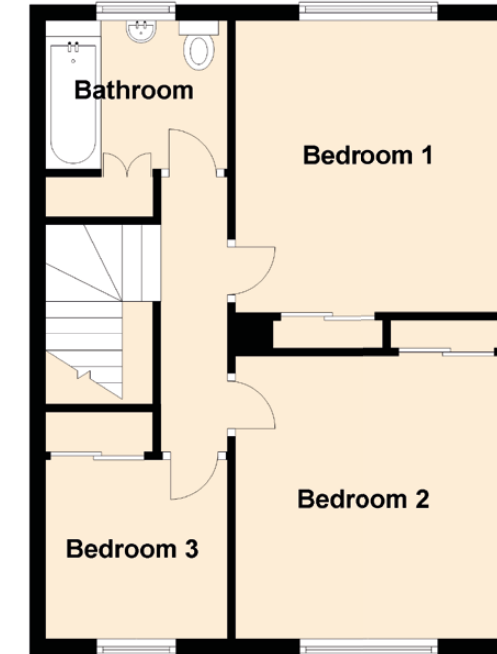
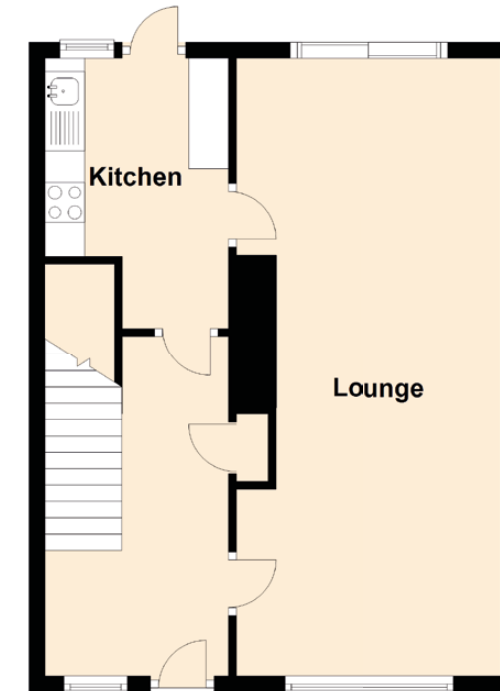
The accommodation is focused towards a generous through lounge with ample space for a variety of different furniture configurations. The dual aspect makes for a bright and engaging room which also includes space for a dining table. Patio doors to the rear open onto a generous, west-facing, rear garden. The ground floor accommodation also includes a wide welcoming hallway and a well-proportioned kitchen. Climbing the stairs, there are three bedrooms. Two generous doubles and a good-sized single. The accommodation is completed by a good-sized bathroom.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	7.80m (25'7") x 3.36m (11')
Kitchen	3.41m (11'2") x 2.31m (7'7")
Bedroom 1	3.68m (12'1") x 3.34m (10'11")
Bedroom 2	3.57m (11'9") x 3.37m (11'1")
Bedroom 3	2.33m (7'8") x 2.26m (7'5")
Bathroom	2.30m (7'7") x 1.87m (6'2")

Gross internal floor area (m²): 91m² | EPC Rating: D

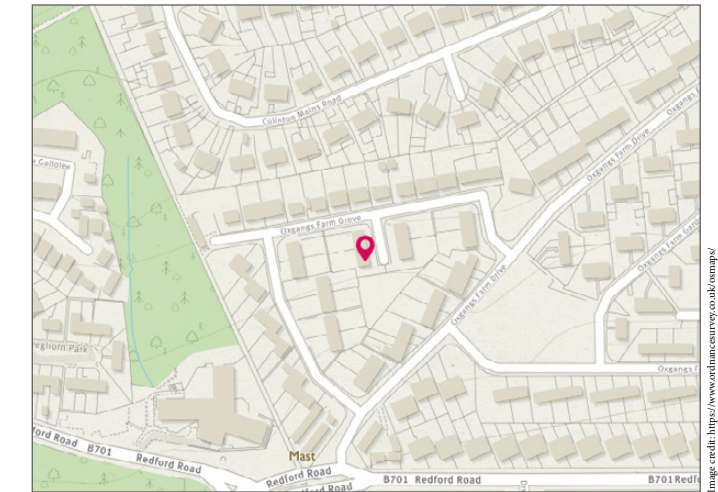


Image credit: <https://www.stanburys.co.uk/estate/>



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