



OXGANGS

EDINBURGH, EH13 9HH

“... 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

14 OXGANGS CRESCENT

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FANTASTIC FAMILY HOME NOW IN NEED OF MODERNISATION // SITUATED IN THE POPULAR OXGANGS AREA OF EDINBURGH

Rarely available development opportunity of this four-bed semi-detached house, with on-street parking and a good sized garden.

The property now in need of cosmetic upgrading throughout and briefly consists of an entrance hall with storage, bright and airy living room to the front with floor to ceiling windows, dining area to the rear of the living room and sliding patio doors fitted kitchen with storage cupboards and a door providing access to the rear garden. There is a dining room, to the front of the property. The stairs provide access to the sleeping quarters upstairs, with a generously sized master bedroom, three further bedrooms and a family three-piece bathroom.

Externally there are private garden grounds to the front, side, and rear of the property. The rear garden is fully enclosed and includes a shed. The property further benefits from a gas boiler, on-street parking, and double glazing.

Early viewing is highly recommended.

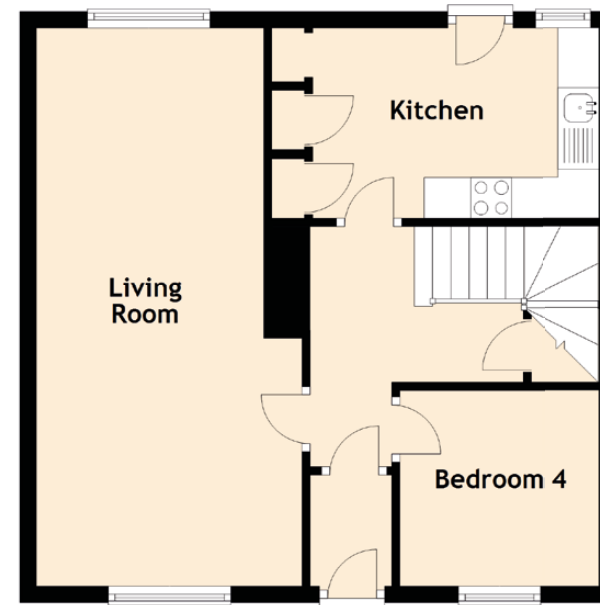




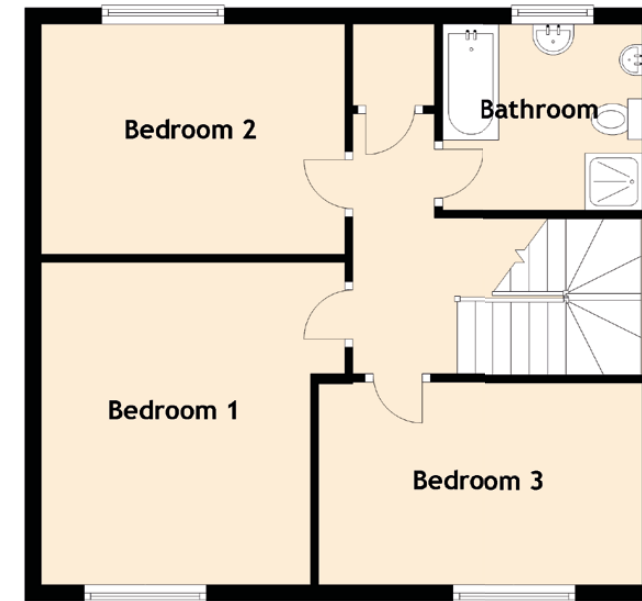
SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

Ground Floor



First Floor



Approximate Dimensions (Taken from the widest point)

Living Room	6.84m (22'5") x 3.26m (10'8")
Kitchen	3.53m (11'7") x 2.33m (7'8")
Bedroom 1	3.95m (13') x 2.00m (6'7") p
Bedroom 2	3.72m (12'2") x 2.82m (9'3")
Bedroom 3	3.88m (12'9") x 2.40m (7'10")
Bedroom 4	2.72m (8'11") x 2.40m (7'10")
Bathroom	2.45m (8') x 2.28m (7'6")

Gross internal floor area (m²): 100m² | EPC Rating: D

Extras (Included in the sale): All fitted carpets, floor coverings, light fittings and blinds.

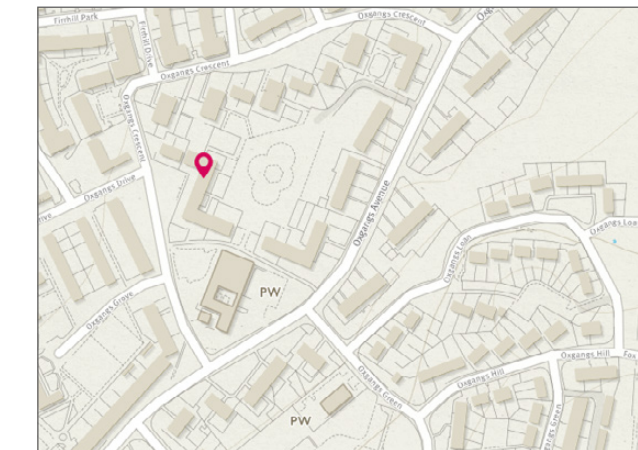


Image credit: <https://www.daniansurvey.co.uk/omaps/>



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