


McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

46 Oxgangs Farm Avenue

OXGANGS, EDINBURGH, EH13 9PY

Oxgangs

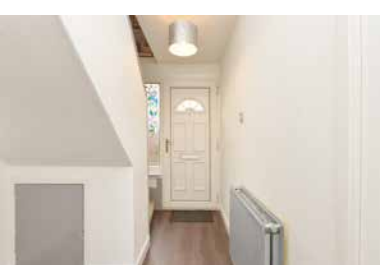
EDINBURGH, EH13 9PY

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.





46 Oxgangs Farm Avenue

OXGANGS, EDINBURGH, EH13 9PY

McEwan Fraser Legal is delighted to present this four 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.

Upon entering the property you are presented with a bright and comfortable lounge with dining space. The kitchen benefits from modern wall and base units, freestanding appliances, including an electric hob and oven. Via the kitchen, you can access the well proportioned rear garden which has a newly installed deck. Also on the ground floor is bedroom four, which could serve an array of purposes such as, home office, dining room or spacious bedroom.

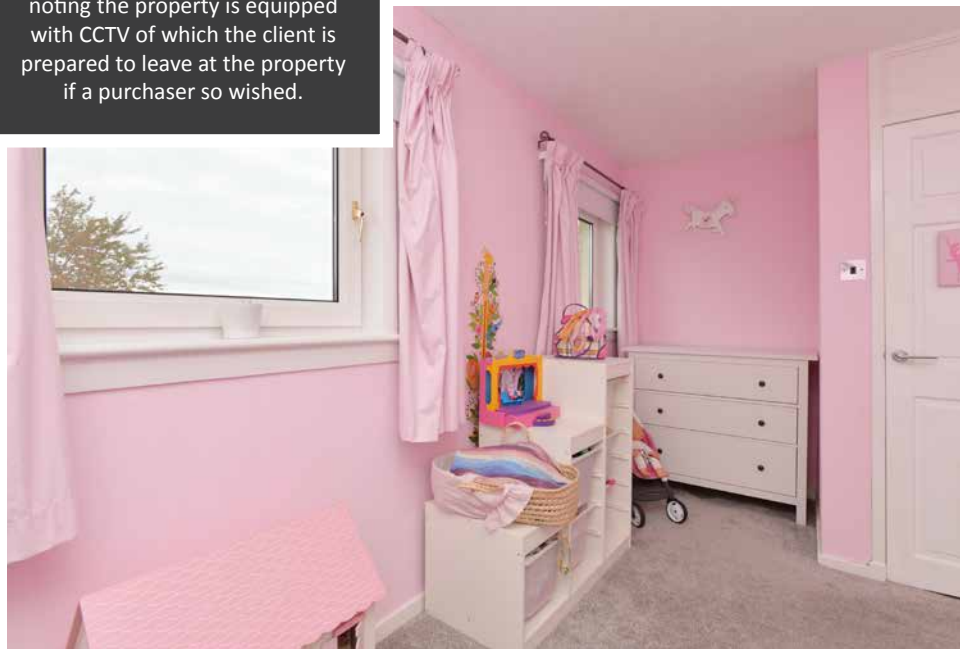
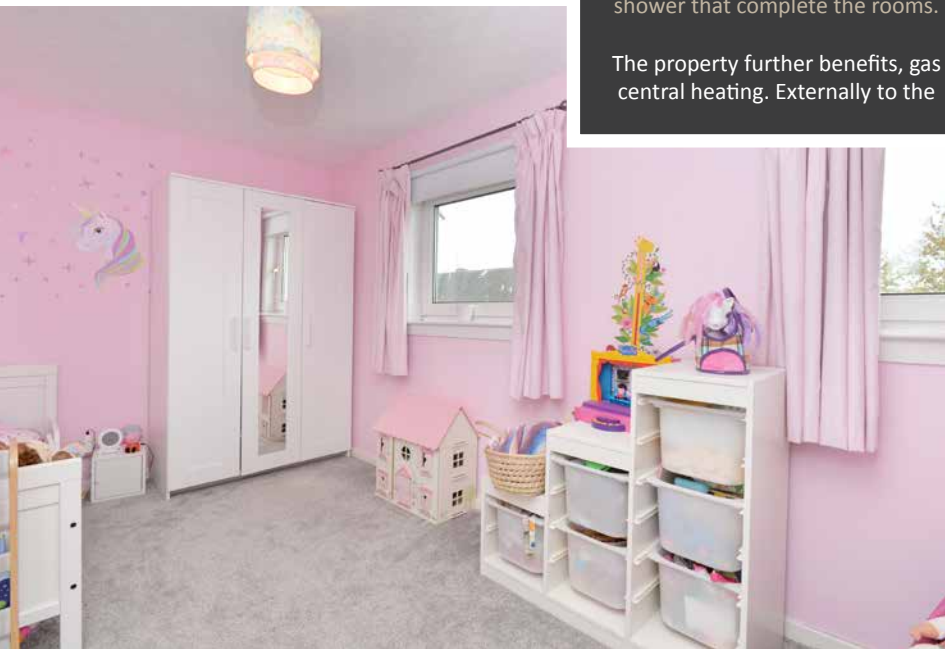




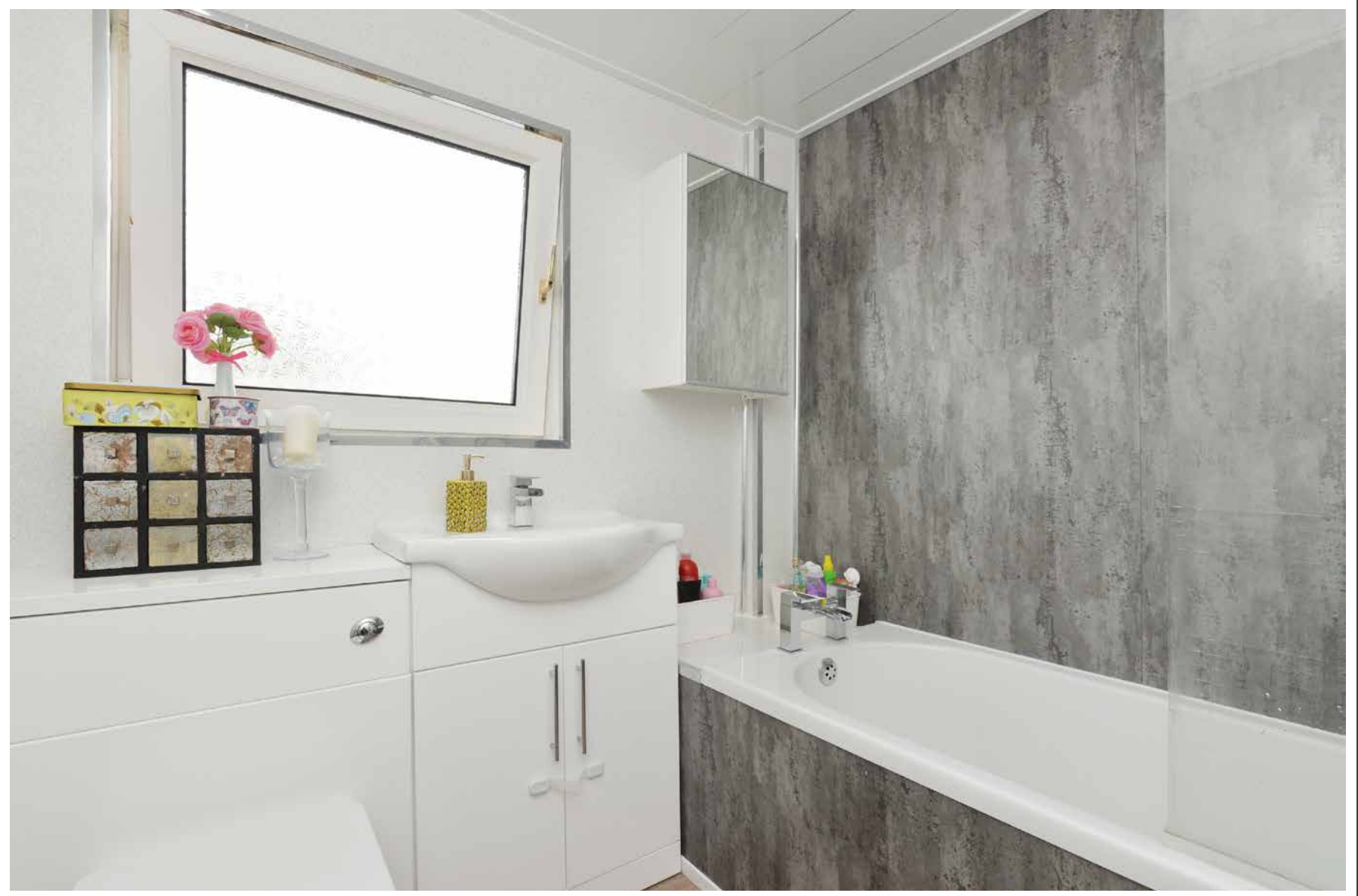
The first floor boasts three bright and spacious double bedrooms and a fresh three-piece, family bathroom with splashback and shower that complete the rooms.

front, there is a private driveway with parking for three cars as well as on-street parking space and a private front garden. It is worth noting the property is equipped with CCTV of which the client is prepared to leave at the property if a purchaser so wished.

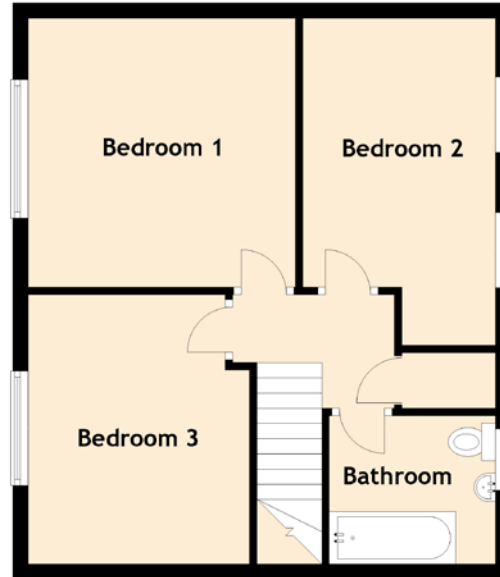
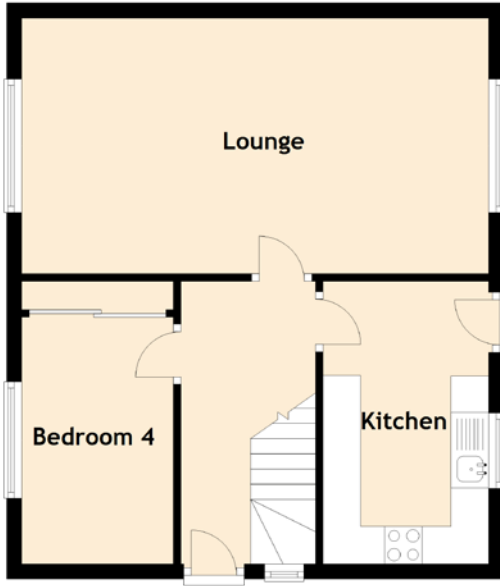
The property further benefits, gas central heating. Externally to the







FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	6.20m (20'4") x 3.40m (11'2")
Kitchen	3.76m (12'4") x 2.20m (7'3")
Bedroom 1	3.58m (11'9") x 3.55m (11'8")
Bedroom 2	4.35m (14'3") x 2.59m (8'6")
Bedroom 3	3.77m (12'4") x 2.99m (9'10")
Bedroom 4	3.28m (10'9") x 2.01m (6'7")
Bathroom	2.21m (7'3") x 1.97m (6'6")

Gross internal floor area (m²): 92m² | EPC Rating: D



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
BEN STEWART CLARK
 Surveyor



Professional photography
MARK BRYCE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer