



47 Oxfangs Farm Drive, Edinburgh, EH13 9PT

Beautifully Presented, Three-Bedroom, Semi-Detached Bungalow, with Gardens, Driveway & Allocated Garage

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Property Description

Beautifully presented, three-bedroom, semi-detached bungalow, with gardens, driveway and an allocated garage. Set on a quiet side street, on an elevated plot, in the popular Oxgangs area, to the south of Edinburgh city centre.

Comprises an entrance porch, living/dining room, inner hallway, kitchen, three double bedrooms and a shower room.

Highlights include a quality integrated kitchen with quartz worktops, a stylish shower room, and a wood-burning stove for the lounge. In addition, there is gas central heating, double glazing; and good storage including a loft mirroring the floorplan, offering a conversion opportunity.

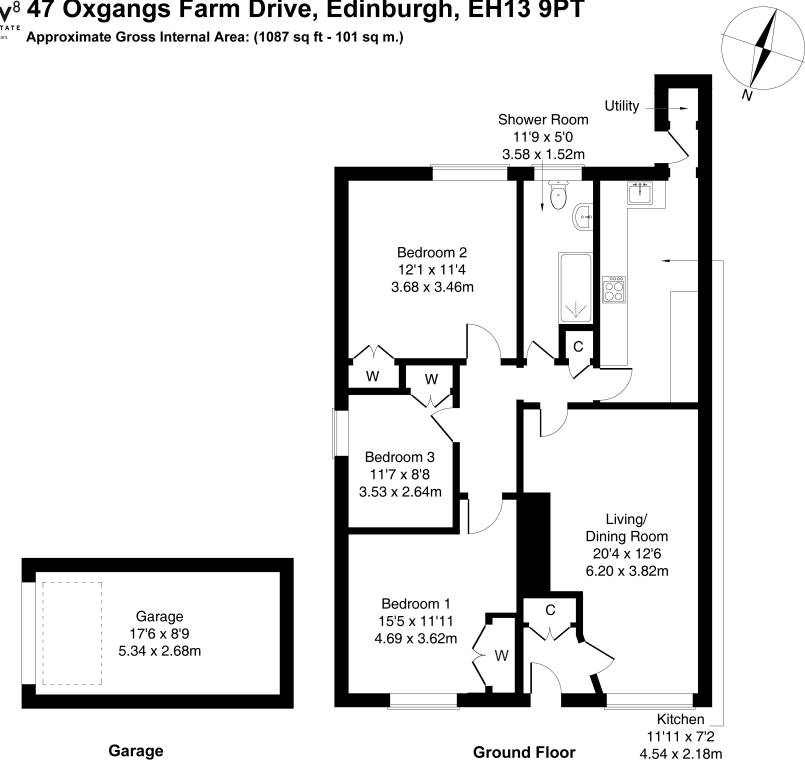
Externally, the property benefits from a double driveway and raised shrubbery to the front; whilst an enclosed terraced garden includes patios, a lawn and an external store.

A welcoming entrance hall offers space for outerwear and a convenient storage cupboard, and opens into a spacious living/dining room, tastefully finished with light neutral decor, plain coving, wood effect flooring and a wood burner with a brick surround and wooden mantel. Set off, an inner hall affords access to the rest of the property, including another built-in storage cupboard. Set to the rear, the stylish kitchen is fitted with modern units, quartz worktops with matching upstands, a tiled surround and a ceramic sink with drainer and spray pull tap. Appliances include a freestanding range cooker; an integrated fridge/freezer, dishwasher and wine fridge; whilst a utility area offers space for further freestanding appliances, as well as access to the garden.

Bedrooms one and two are set to opposite aspects, similarly generously sized and finished, with light decor, carpeted flooring and built-in wardrobe storage; whilst bedroom three features a side aspect window, wood effect flooring and a built-in wardrobe. Completing the accommodation, the shower room is fitted with a modern suite including a large cubicle with a rainfall showerhead, a mixture of wall panelling and tiled splash walls, and a ladder-style towel radiator.

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Approximate Gross Internal Area: (1087 sq ft - 101 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Oxgangs is a popular residential area, well-situated around an array of public parks and waterways including the Water of Leith, Colinton Dell, and Spylaw Park, as well as a range of golf courses and the Pentland Hills, which offer enjoyable walks and viewpoints. The area has highly-regarded schools and a diverse range of amenities, including

restaurants, pubs, and leisure facilities such as Craiglockhart Sports Centre and Hillend Ski Slope. Morrisons, Aldi and Tesco supermarkets are located only a short distance away, and with regular public transport available, the property is well-placed for those working in the city centre, as well as easy access to the city bypass, major trunk roads and motorways.





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