



43 Oxgangs Farm Drive, Oxgangs, Edinburgh, EH13 9PT

Tastefully Presented and Spacious, Three-Bedroom, Semi-Detached Bungalow

Up to date price and viewing info at mov8realestate.com/property

espc rightmove  Zoopla
find your happy

Property Description

Tastefully presented and spacious, three-bedroom, semi-detached bungalow, with gardens. 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 hall, living/dining room, central hallway, kitchen, three double bedrooms and a family bathroom.

Highlights include a fitted kitchen, with appliances, a modern, four-piece bathroom and high-quality hardwood flooring in the living room. In addition, there is gas central heating, double glazing and good storage, including a loft, mirroring the floorplan and, with the appropriate permissions, offering a conversion opportunity.

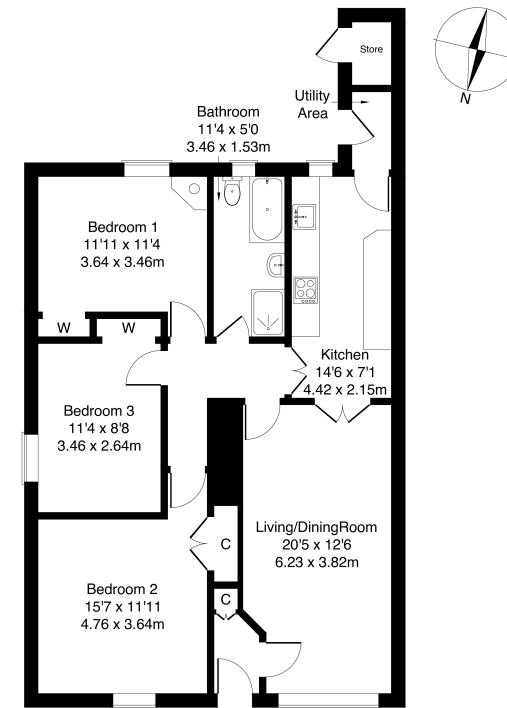
Well-maintained gardens include a lawn to the front, whilst an enclosed rear garden includes lawns, patios, established shrubbery and an external store.

A bright entrance hall, with storage, leads into a spacious reception room, enjoying plenty of natural light from a wide, front-facing window. Featuring solid wood flooring and a traditional fireplace, the versatile room offers a comfortable setting for both lounge and dining furniture and provides convenient access to both the central hallway and the kitchen. Fitted with neutrally toned units and worktops, and with separate hall access, the kitchen also includes a freestanding cooker, a dishwasher and a fridge/freezer, whilst an adjoining utility area, with garden access, houses a washing machine and a dryer.

Set to different aspects, three double bedrooms continue the generous proportions of the living space and benefit from modern, wood-effect flooring and built-in storage.

Completing the accommodation, a good-sized, four-piece bathroom includes a corner shower cubicle, a chrome, ladder-style radiator and tiled splash walls and flooring.

mov⁸ REAL ESTATE **43 Oxgangs Farm Drive, Edinburgh, EH13 9PT**
Estate Agents and Solicitors **Approximate Gross Internal Area: (947 sq ft - 88 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, with easy access to the city bypass, major trunk roads and motorways.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.