



## 43 Oxgangs Farm Avenue, Oxgangs, Edinburgh, EH13 9PX

Bright & Beautifully Presented, Two Bedroom, Mid-Terrace Home with Gardens

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# Property Description

Bright and beautifully presented, two-bedroom, mid-terrace house with gardens and a view of Edinburgh skyline. Located in the popular Oxbgangs area, to the south of Edinburgh city centre.

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

Set on a quiet side street, on an elevated plot, with light tasteful decor, new flooring, a new stylish bathroom, and new electrics. In addition, there is a fitted kitchen with appliances, gas central heating, double glazing, and good integrated storage including a loft.

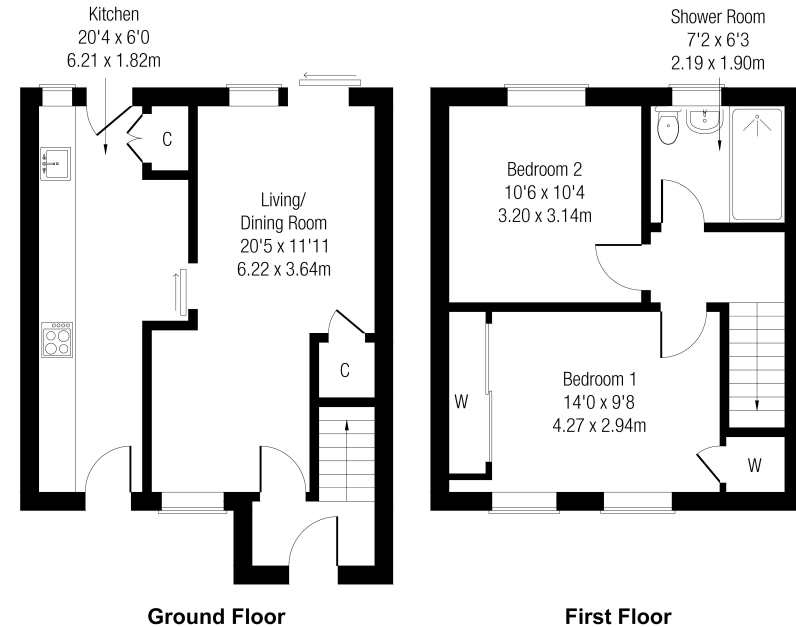
There are generous gardens including patios, lawns and established shrubbery, including privacy hedging to the front together with sensor lights and unrestricted street parking.

The entrance porch provides space for outerwear and access to the carpeted stairs leading to the upper hall and to the dual-aspect living/dining room. With a sliding door accessing the south-facing rear garden, the living/dining room features newly fitted wood effect flooring, a tasteful fireplace surround, two light fittings and downlighting, and an under-stair cupboard.

Set off the living/dining room with wood effect flooring extending from the lounge, the kitchen affords access to both the front and rear. Fitted units include contemporary worktops, a tiled surround, a sink with drainer; and with appliances including an integrated gas hob, canopy, double oven, fridge/freezer and washing machine.

On the upper hall, bedroom one is set to the front with two windows, newly fitted carpeting, a fitted wardrobe with mirror sliding doors and a built-in wardrobe; whilst bedroom two overlooks the south-facing rear garden, similarly well finished with ample space for freestanding furniture. Completing the accommodation, the shower room is fitted with a modern suite including a large shower cubicle with an electric unit, and wall panelling throughout.

**mov<sup>8</sup> REAL ESTATE** 43 Oxbgangs Farm Avenue  
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Approximate Gross Internal Area: (764 sq ft - 71 sq m.)



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

# Area Description

Oxbgangs 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.









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