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200 Oxfangs Road North, Edinburgh, EH13 9EA

Bright & Spacious, Two-Bedroom, Lower Villa with Garden & Driveway

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Property Description

Bright and spacious, southerly-facing, traditional lower villa, with two bedrooms and a private driveway and garden plots.

Located in the desirable area of Colinton Mains, lying south-west of Edinburgh city centre.

Comprises an entrance hallway, a living room, a kitchen, a dining room/guest bedroom, two double bedrooms, and a bathroom.

This highly sought-after property type offers a superb refurbishment opportunity - with flexible and well-proportioned rooms.

In good order throughout, including a fitted kitchen, double glazing, and a modern Worcester Bosch gas central heating unit.

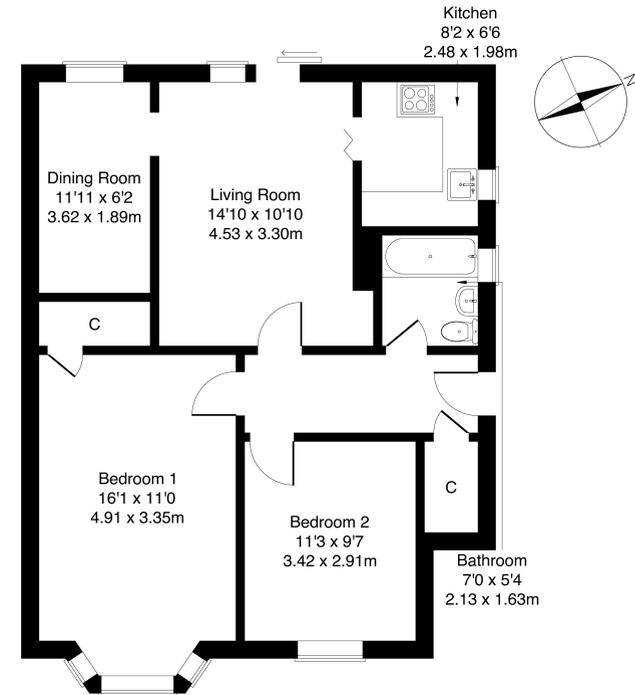
A welcoming entrance hall provides access to most rooms and includes a convenient storage cupboard. To the rear, the spacious living room enjoys a westerly aspect and offers ample space for both lounge and dining furniture. The room features a fireplace, a shelved press and patio doors opening directly to the garden. Set off the living room is a flexible dining room which could equally serve as a guest bedroom, study or home office. Also accessed from the living room is the fitted kitchen, equipped with wall and base units, worktops, a sink with drainer, a gas cooker with double oven, a fridge/freezer and a washing machine.

To the front of the property, the main bedroom is a generous double and features a charming bay window along with a built-in cupboard. A second double bedroom sits adjacent. Completing the accommodation, the bathroom is fitted with a three-piece suite including a shower over the bath and tiled splash walls.



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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

Colinton Mains is a popular residential area in the southwest of Edinburgh, set against the scenic backdrop of the Pentland Hills. Nearby Colinton Village offers a selection of local shops, cafés, banks, restaurants and bars, while everyday needs are met by a Tesco on Colinton Mains Drive, Morrisons at New Swanston, and a Co-op on Oxfangs Road North. The area provides excellent access to the city bypass, linking efficiently to major retail destinations including

Straiton, Hermiston Gait and The Gyle. Residents can enjoy an array of green spaces and walking routes, including the Braid Burn path, Water of Leith walkway and Colinton Dell, with several golf courses also nearby. The district is well-served by a range of highly regarded primary and secondary schools in both the state and private sectors, and benefits from reliable public transport links to the city centre and beyond.





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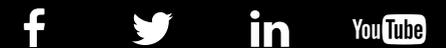
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