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186 Oxgangs Road North, Colinton Mains, Edinburgh, EH13 9EA

Four Bedroom, Double Upper Villa with Gardens

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Property Description

Spacious, well presented, four-bedroom, double-upper villa with a private driveway and gardens. Set on a quiet residential street, located in popular Colinton Mains, to the south of Edinburgh city centre. Comprises an entrance stairway, hall, living room, kitchen, four bedrooms, a study, bathroom and en-suite bathroom.

Features include timber framed double glazing, gas central heating, a fitted kitchen and TV and telephone points. Further features include rear and side gardens, mostly laid to lawn, with a timber shed and to the front a driveway, with further on-street parking on the surrounding streets.

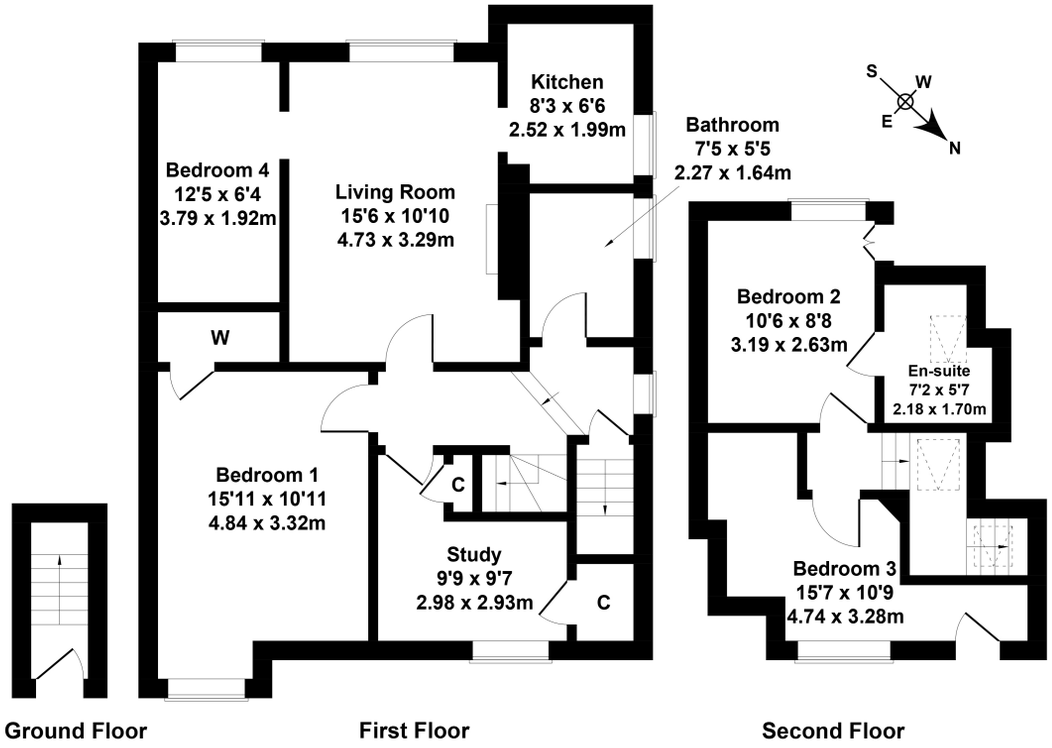
Access is gained via the stairs leading to the first-floor landing which has carpeted flooring and a further stairway to the second-floor landing. On the first floor, on the first landing, the bathroom is set to the side with a contemporary suite, an electric over-bath shower and tiled flooring; while a few steps up, the hall affords access to rest of the first floor.

The generously sized living room is set to the rear and features a fireplace, carpeted flooring and a pendant light fitting, and gives access to bedroom four.

Also, set off the living room with a side aspect window, the kitchen is fitted with modern white units, stone effect worktops, a stainless-steel sink, and with appliances including an integrated electric oven, gas hob, washing machine and fridge/freezer.

Bedroom one is set to the front with further carpeted flooring, a built-in wardrobe and a pendant light fitting; whilst the study features a large storage cupboard and a further smaller cupboard.

On the second floor, bedroom two and three and set to each aspect, both with eaves storage space, and an en-suite bathroom room for bedroom two.



Area Description

The Colinton Mains district of Edinburgh is a popular residential area, set in the southwest of the city with the backdrop of the Pentland Hills. Colinton Village has a good range of local shops, banks, restaurants and bars. There is also a health centre and supermarket shopping facilities are available nearby, including a Tesco at Colinton Mains Drive, a Morrisons at New Swanston, and a Co-op on Oxgangs Road North. Close vicinity to the city bypass offers ease of commuting and links to major retail parks such as Straiton, Hermiston Gait and The Gyle. There are many pleasant walks to be had including the Braid Burn path, Water of Leith and Colinton Dell, with several golf courses to be found in the vicinity. There are also excellent primary and secondary schools within the area, in both the state and private sectors, and good public transport links.

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