



Estate Agents and Solicitors

14 Oxgangs Road, Fairmilehead, Edinburgh, EH10 7AX

Beautifully Presented and Exceptionally Spacious, Four-Bedroom, Detached Bungalow

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

espc rightmove  Zoopla
find your happy

Property Description

Beautifully presented and exceptionally spacious, four-bedroom, detached bungalow, with gardens, a driveway and a garage. Located in the sought-after Fairmilehead area, to the south of Edinburgh city centre.

Comprises an entrance vestibule, hall, living room, dining/kitchen, four flexible double bedrooms, a shower room and a family bathroom.

Enjoying an elevated position, there are superb southerly views across the West of the city skyline to the Pentland Hills.

Highlights include a modern, fitted kitchen, with a full range of appliances, stylish bathrooms, tall ceilings, generous room sizes and superb first-floor views. In addition, there is gas central heating, a wood-burning stove, double glazing, Velux windows and good storage provision.

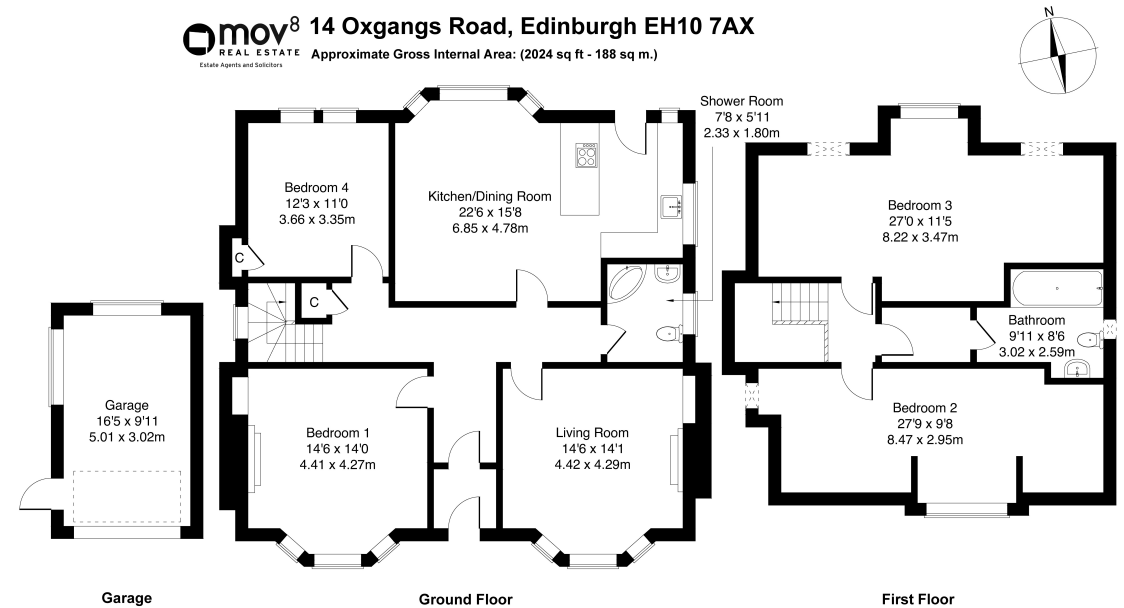
The plot is enclosed with tall privacy hedging and includes established trees and shrubs, lawns, a large shed and a garage, with power and lighting.

A tiled entrance vestibule, with space for outerwear, opens into a welcoming central hallway, with storage, finished with wood-effect flooring, which continues throughout the ground floor. Extended by a bay window, affording leafy garden views, a front-facing living room features a log-burning stove and provides ample space for freestanding lounge furniture. Across the hall, a dining kitchen provides space for a family-sized dining table and chairs, with views across the rear garden. Zoned by a breakfast bar and affording garden access, a kitchen area is fitted with modern, white units and stone-effect worktops, whilst appliances include an integrated double oven, a gas hob, a canopy, a fridge/freezer, a dishwasher, a washing machine and a freestanding dryer.

Also located on the ground floor, along with a modern, shower room, are two well-proportioned bedrooms. Set to the front, bedroom one features a bay window, whilst rear-set bedroom four includes cupboard storage and offers a good-sized, versatile space.

Upstairs, two impressively proportioned bedrooms provide plenty of space for freestanding furniture and are accompanied by a family bathroom comprising a three-piece suite, a shower over bath, vanity storage, a chrome, ladder-style radiator and tiled splash walls and flooring.

mov⁸ REAL ESTATE **14 Oxgangs Road, Edinburgh EH10 7AX**
Estate Agents and Solicitors Approximate Gross Internal Area: (2024 sq ft - 188 sq m.)



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

Area Description

Fairmilehead is situated in a convenient location on the southern edge of Edinburgh, with easy access to the city bypass, the popular shopping area of Morningside, and both Straiton and Fort Kinnaird retail parks. The Pentland Hills Regional Park is also within close proximity, offering a range of outdoor pursuits, including Hillend Ski Slope, and the nearby Mortonhall Estate has numerous woodland

walks, along with an excellent countryside pub/restaurant. There are several supermarkets within a short radius, including a Morrisons and Tesco, and the area also has well-regarded schooling from nursery level upwards. A good selection of rural and city-based bus services connecting to the city centre is available, and the locally accessed city bypass offers motorway links.





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

