



## 43 Oxfangs Farm Drive, Oxfangs, Edinburgh, EH13 9PT

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

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# 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.

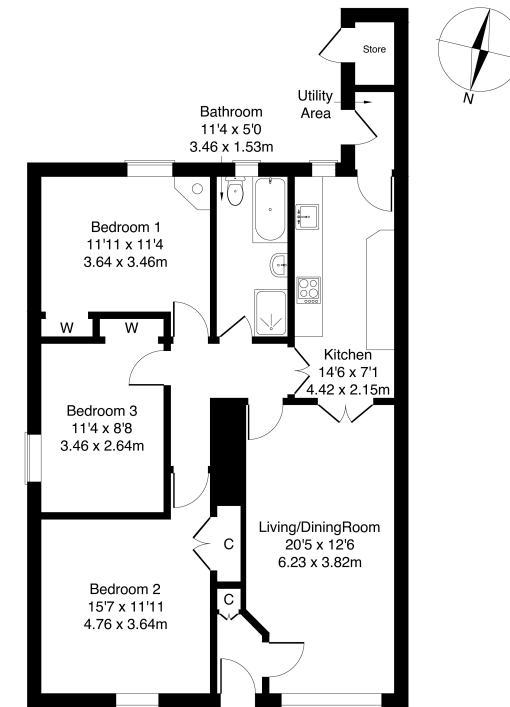
Set to different aspects, three double bedrooms continue the generous proportions of the living space and benefit from modern, wood-effect flooring and built-in storage.

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.

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

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.





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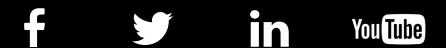
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