



18 OXGANGS MEDWAY

Oxgangs, Edinburgh, EH13 9LP



1

Public Room



2

Bedrooms



1

Bathroom



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Introducing a two-bedroom end-terrace house that offers bright and spacious rooms, which are attractively presented to modern standards. It features a large living and dining area that extends out to a south-facing rear garden laid with a generous patio and lawn – the perfect setup for families and for summer entertaining. There is excellent storage to keep the interiors tidy as well, and it comes complete with a quality kitchen and bathroom. This residence will certainly be popular with a wide demographic, catering to small families, couples, first-time buyers, and downsizers alike.

Located in Oxgangs, it has a desirable setting too. Supermarkets are within easy walking distance, along with schools and additional amenities including eateries, bars, and cafes. The property is also perfectly positioned for easy access to Edinburgh's picturesque greenbelt, with the Hermitage of Braid and Blackford Hill Nature Reserve and the Pentland Hills close by. It offers convenience, an easy commute to the city centre, and lots of opportunities to escape the bustle of the capital amongst picturesque scenery.







D
EPC
RATING

C
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

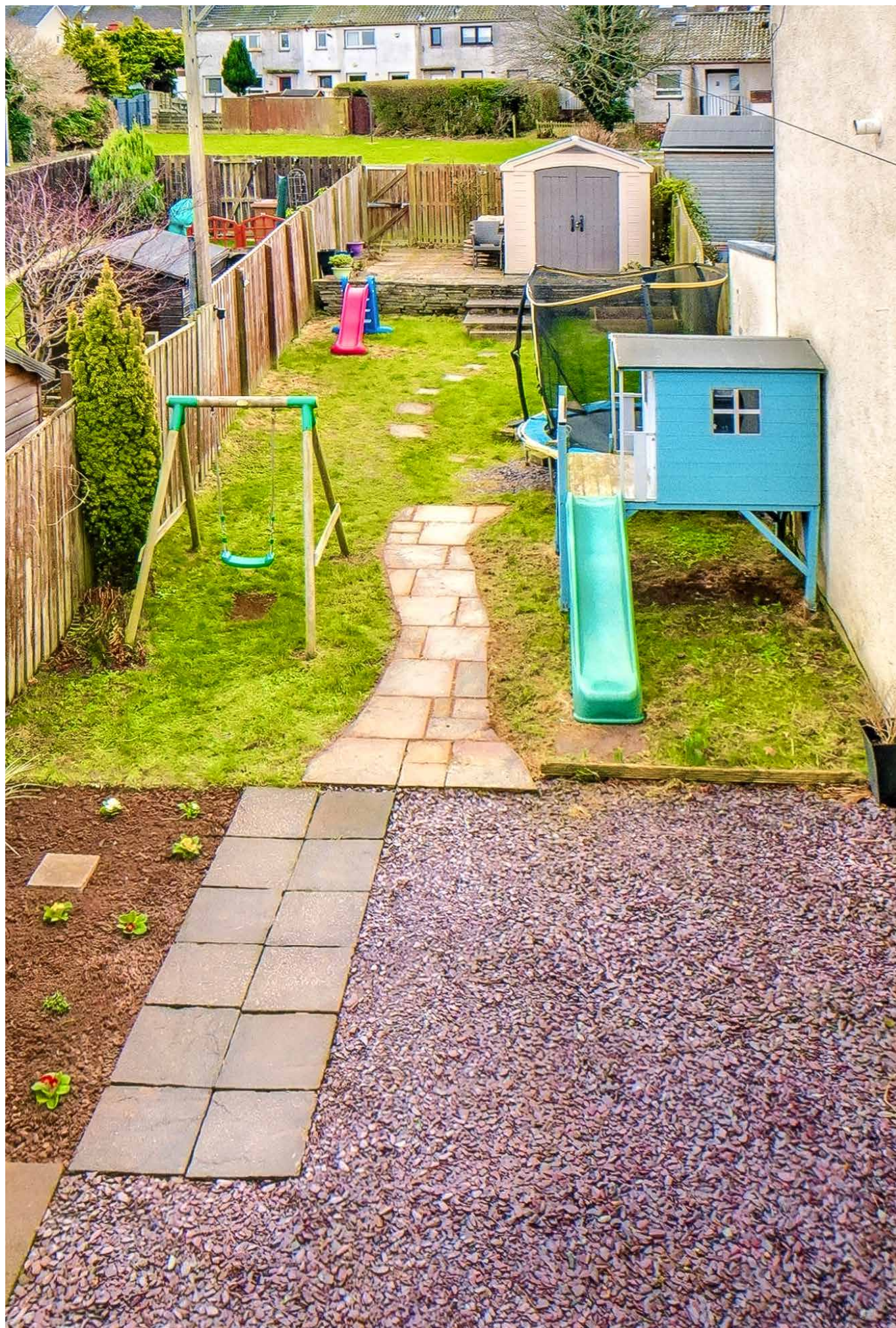
- Spacious end-terrace house with attractive interiors
- Situated in the heart of popular Oxfords
- Bright entrance hall with built-in storage
- Dual-aspect living/dining room with French doors
- Galley-style fitted kitchen with garden access
- Principal bedroom with generous storage
- Second spacious double bedroom
- Modern bathroom with overhead shower
- Easy-to-maintain, enclosed front garden
- Enclosed rear garden with south-facing aspect
- On-street parking to the front and an unrestricted car park to the rear





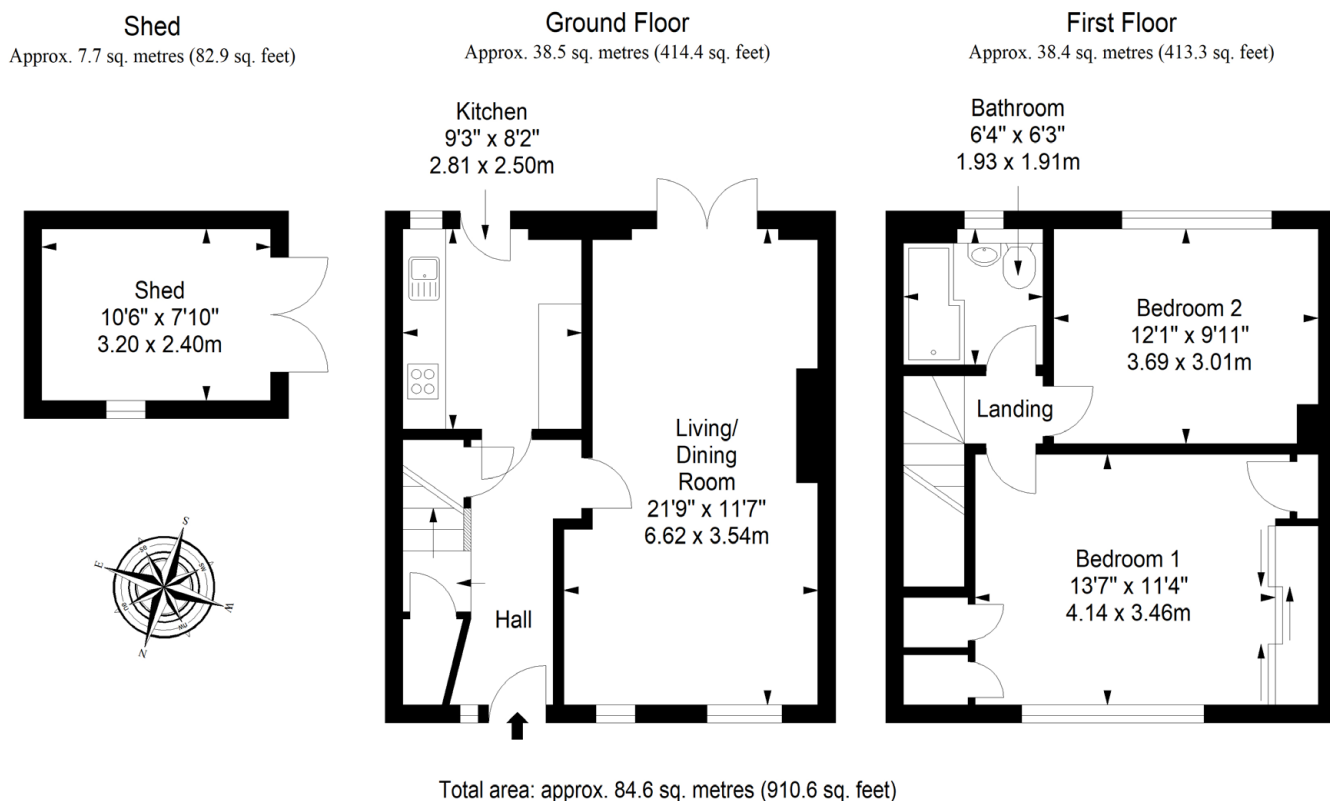


Extras: integrated oven and five-burner gas hob to be included in the sale. Freestanding fridge/freezer, dishwasher, and washing machine are available by separate negotiation. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



OXGANGS, EDINBURGH

The popular and well-connected suburb of Oxgangs lies just over 3 miles from the city centre, making it an ideal location for city professionals and families alike. A large-scale regeneration project in the area, which has been ongoing for the last 10 years, has created new homes, commercial properties, and open green spaces, ensuring the growth of Oxgangs and making sure there is something for everyone in the area. Oxgangs is home to a fantastic range of amenities, including supermarkets, a library, a Post Office, a doctor's surgery, a pharmacy, newsagents, a bakery, a selection of takeaway outlets, hairdressers, barbers, and beauty salons. Oxgangs Neighbourhood Centre and the Pentland Community Centre are at the heart of the community and offer a range of health, fitness and dance classes, art classes, social groups, youth groups, and youth activities. For the active type, Gracemount Gym and Craiglockhart Leisure & Tennis Centre are both within easy driving distance, or for the outdoor lover, the area is surrounded by open green spaces and lies enviably close to the Pentland Hills Regional Park and the Hermitage of Braid and Blackford Hill Nature Reserve. Oxgangs is served by several primary schools, with secondary schooling provided nearby, and further education is easily accessible with Napier University close-by. The area is well-connected to the city centre and the rest of the capital with regular bus services, as well as being ideally placed for swift access to the City Bypass.



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