



42 OXGANGS GREEN

Oxgangs, Edinburgh, EH13 9JS



1

Public Room



3

Bedrooms



1

Bathroom



42 OXGANGS GREEN

This three-bedroom mid-terrace house is a beautiful residence that is finished to high standards, offering spacious accommodation and modern interior design throughout. It boasts a stylish kitchen with a central island that doubles as a dining bar and it also features a tiled bathroom fitted with a double-ended whirlpool bath and an overhead shower. Furthermore, this property has a secure garage and a family-friendly rear garden, which is fully enclosed and laid with a neat lawn and patio – perfect for enjoying the summer months.

The home also has a desirable location in popular Oxgangs. It is just a short walk from a choice of public parks, and it affords easy access to Edinburgh's green belt, as well as the Pentland Hills. Local amenities and supermarkets are within walking distance too, along with well-regarded schools from nursery to secondary level. Regular bus links and the city bypass are nearby as well, ensuring easy travel around Edinburgh. Just a 20 minutes' drive from the city centre, it is perfectly placed for professionals, families, and first-time buyers alike.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Spacious mid-terrace house with stylish interiors
- Sought-after setting in the heart of Oxfangs
- Naturally-lit entrance hall with built-in storage
- Spacious living room with focal-point fireplace
- Contemporary dining kitchen with French doors
- Two double bedrooms with built-in storage
- Versatile third bedroom with built-in storage
- Monochrome-inspired three-piece bathroom
- Landscaped gardens to the front and rear
- Private garage for secure off-street parking







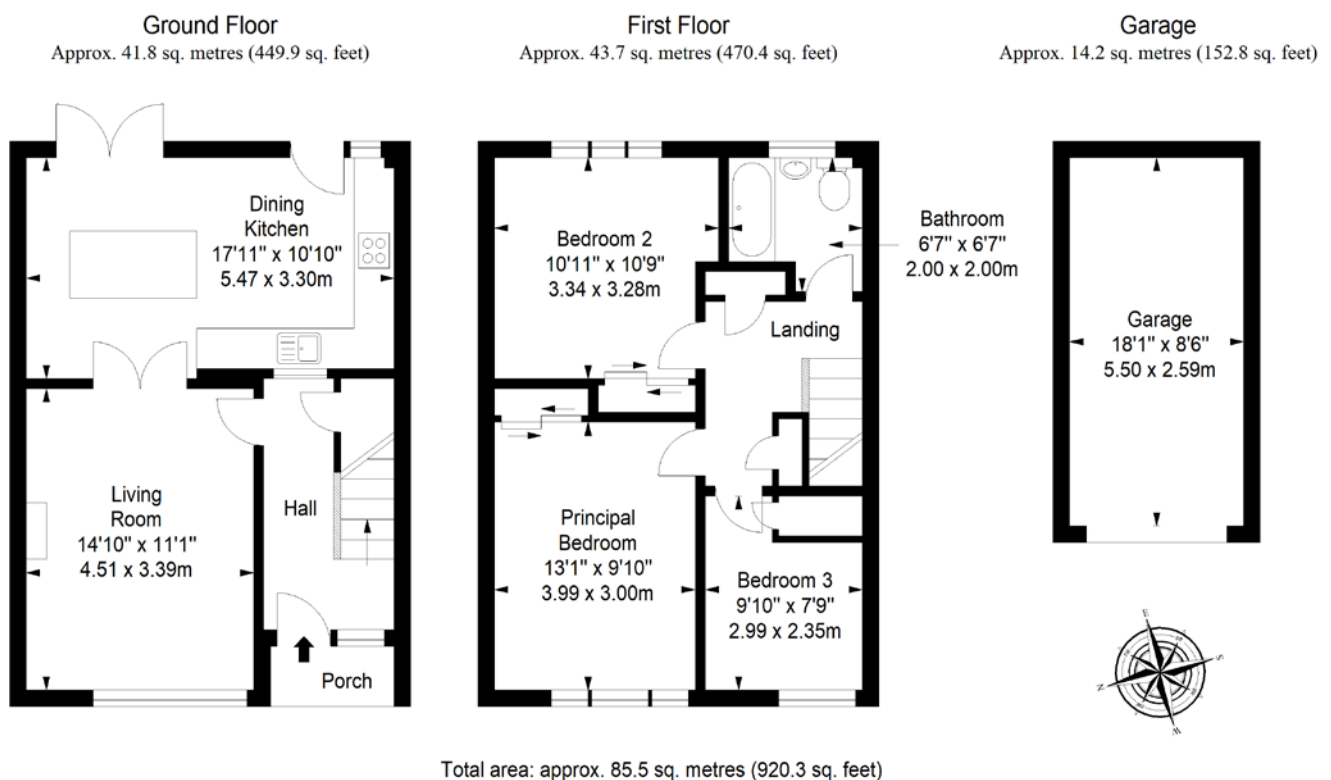
Extras: integrated appliances (five-burner gas hob, extractor hood, double oven, fridge, freezer, dishwasher, and washing machine), hall and living room mirrors, artworks in the living room and hall, and the TV in the kitchen are to be included in the sale.

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.



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.