



190 Oxgangs Road North
Edinburgh, EH13 9EA

Deans 
Solicitors & Estate Agents LLP



MAIN DOOR LOWER VILLA

- Living Room / Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Gas Heating & Double Glazing
- Private Rear Garden
- Communal Drying Area
- Driveway
- EPC Rating - C



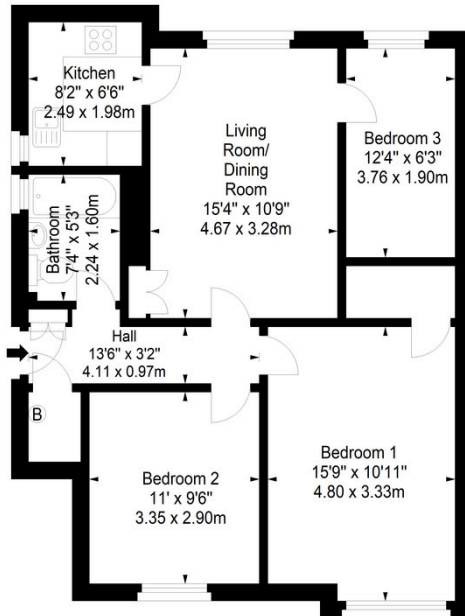
This light and airy main door lower villa is situated within the popular residential area of Colinton Mains, close to good amenities and within walking distance of the local primary and secondary schools. There is a regular public transport service to the City Centre, and the City Bypass is easily accessible providing access to all major motorway networks and Edinburgh Airport. In move-in condition, the accommodation would make an ideal purchase for young professionals/families and comprises; welcoming entrance hallway, attractive living room with dining room/single bedroom off, modern fitted kitchen, two delightful double bedrooms and fully tiled bathroom with shower. There is a driveway to the front providing off-street parking with a private section of garden ground to the rear with communal drying area. Further benefits include gas central heating and double glazing. Included in the sale are all floor coverings, gas cooker, washing machine, fridge-freezer and dishwasher. All included appliances are sold as seen with no warranty provided.



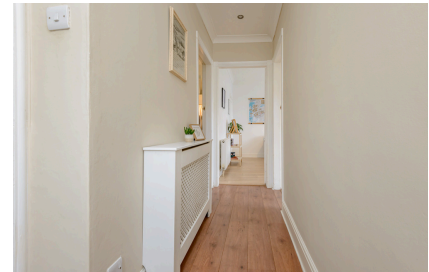
Oxgangs Road North,
Edinburgh,
Midlothian, EH13 9EA



Approx. Gross Internal Area
745 Sq Ft - 69.21 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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