



32 Oxgangs Terrace  
Edinburgh, EH139BY

Entrance Vestibule & Hallway  
Open-plan Dining Lounge/Kitchen  
2 Double Bedrooms  
1 Single Bedroom  
3-Piece Bathroom Suite  
Gas Central Heating & Double Glazing  
Private Driveway & Garage  
Private Rear Garden  
EPC: C  
Council Tax Band: D

A spacious three-bedroom main-door upper villa situated on an established residential street in Colinton Mains. The property offers flexible family accommodation with an excellent south-facing open-plan living room/kitchen, a private garden, multi-car driveway and garage. The villa and its location, close to local amenities, parks, and transport links, are sure to appeal to first-time buyers, professionals, couples, young families, and rental investors alike.

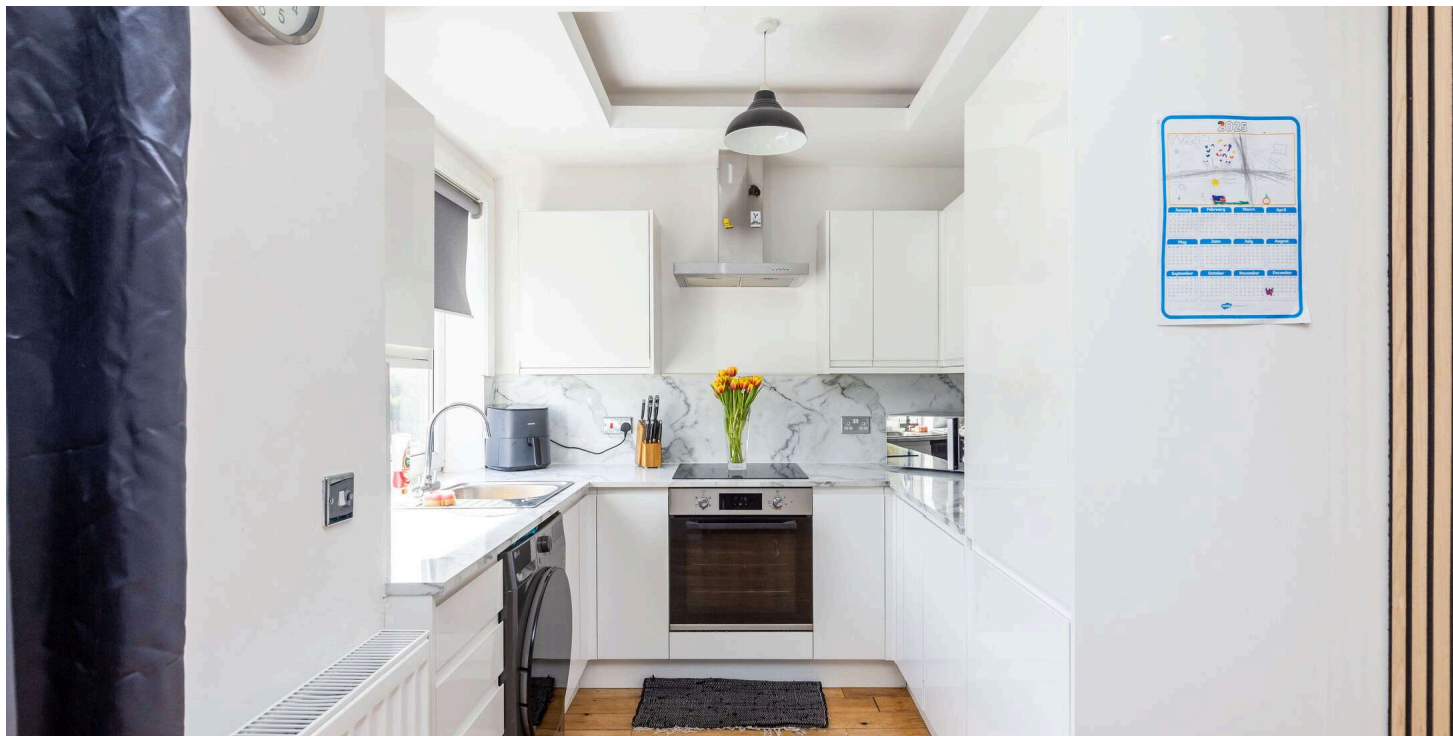
In brief, the property comprises; welcoming entrance vestibule with carpeted staircase, hallway with traditional wooden floors, storage cupboard and access to attic for further storage, sizeable open-plan lounge/dining room/kitchen with sunny rear outlook and beautiful fitted kitchen with base and wall-mounted units and appliances including fridge freezer, electric oven, induction hob and dishwasher. Two generously proportioned double bedrooms, with the primary hosting a large fitted wardrobe with drawers, shelves and rails, and rear facing single bedroom, which could also make for a great home office. Finishing the interiors is the contemporary family bathroom, consisting of a three-piece suite with a gravity shower over bath. The property also boasts gas central heating and double glazing throughout, ensuring a comfortable living environment all year round.

Externally, the property benefits from a private driveway to the front, which can fit up to three cars, a well-presented and low-maintenance private south-facing garden to the rear, and a private garage which offers further space for ample storage, or for a small car.

Colinton Mains and the surrounding area offers a wealth of shopping with both Tesco and Morrisons having superstores in the area, with a good selection of small local shops within walking distance providing for everyday requirements. Educational facilities in the area range from nursery to secondary level and there is a wide choice of sporting and recreational facilities in surrounding areas. For the commuter, a frequent public transport system offers regular services to the City Centre. The City By-pass can be joined at the nearby Dreghorn junction providing easy access to the M8/M9 motorway network and to East Lothian.

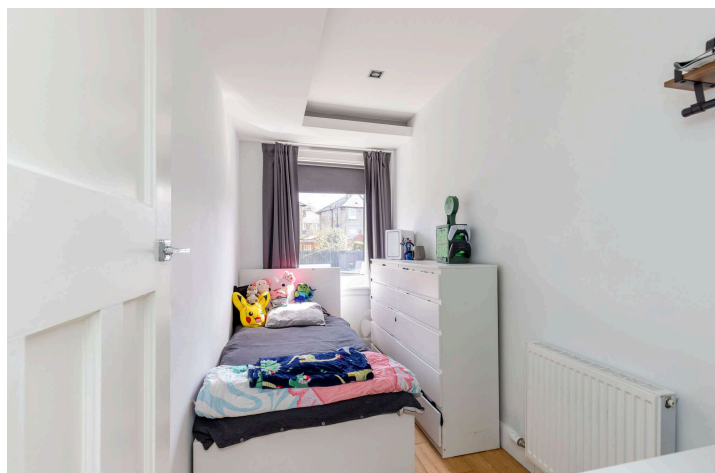
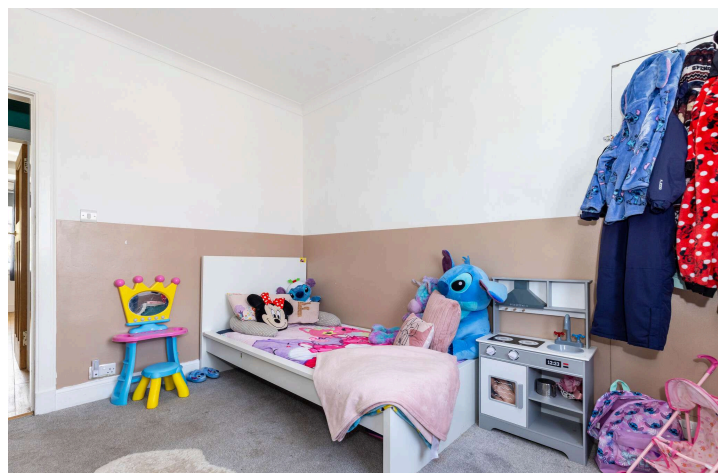




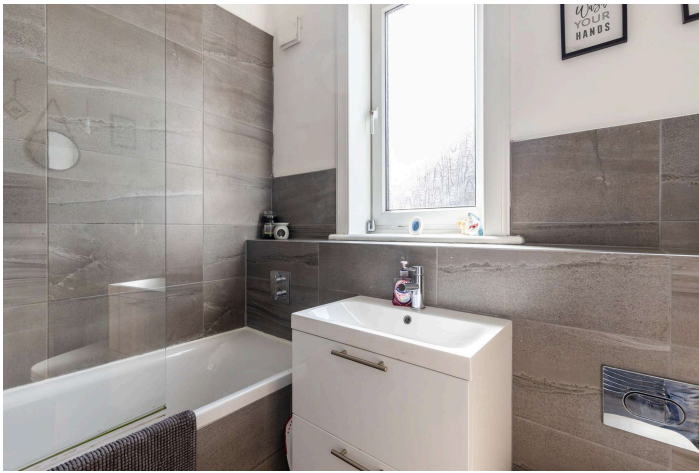


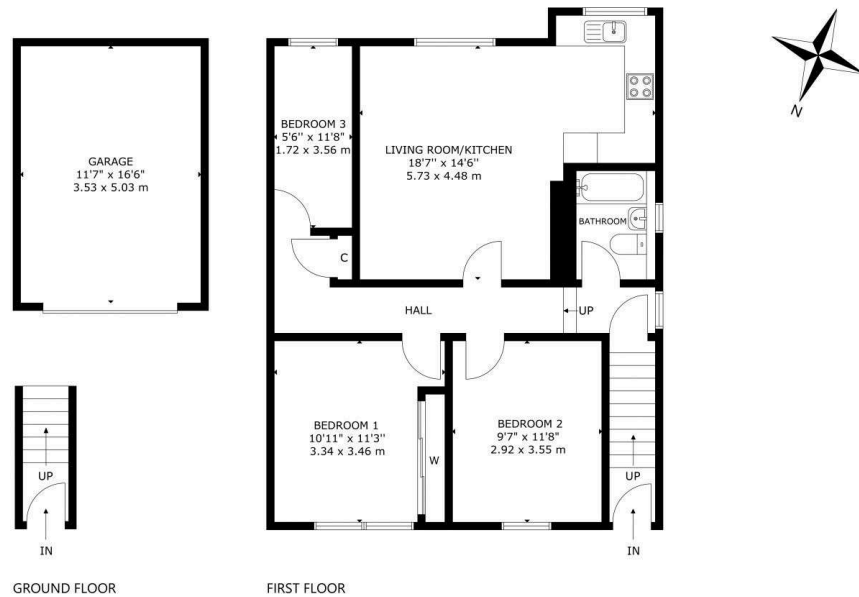












32 OXGANGS TERRACE EH13 9BY  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 787 SQ FT / 73 SQ M  
 GARAGE 191 SQ FT / 18 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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