

Jardine Phillips  
Solicitors • Estate Agents

**OXGANGS**

**19 OXGANGS FARM AVENUE  
EH13 9PX**



**4**



**2**



**2**

**EPC RATING: D**

**OFFERS OVER £295,000**

## PROPERTY DESCRIPTION

- Small vestibule leading to
- Large open sitting/dining room with herringbone wood flooring
- Kitchen with range of units now requiring upgrading leading to an extended breakfasting area and access to the garden
- Sunny family room with sliding patio doors overlooking the rear garden
- Downstairs wet shower room with sink & wc
- Master bedroom downstairs to front with fitted wardrobes & original fitted cupboard
- Large open hallway with loads of fitted storage & staircase up to
- Two double and one single bedrooms all with eaves storage & either a dormer or velux windows
- Sizeable family bathroom with bath, sink, wc and storage with velux window
- Gas central heating from Ideal combi boiler fitted 3 – 4 years ago
- Double glazed windows
- Steps to front up to paved front garden with flower beds
- South facing rear garden with lawn & patio. Wraparound area to side with greenhouse & shed
- Pedestrian access from the rear garden into the garage with power, with vehicular access from Redford Road



## VIEWING

By Appt Pls call  
Jardine Phillips  
0131 4466850







## AMAZING OPPORTUNITY TO UPGRADE AND TURN INTO A WONDERFUL SPACIOUS FAMILY HOME

Excellent, elevated four bed, three reception room, two bathroom semi with a sun trap garden & garage, now requiring a programme of updating. Located in the ever popular area of Oxgangs Farm, close to a wide array of supermarkets & other amenities, and in the catchment for great schools. Easy access into the city via the numerous bus services nearby and out of town via the city bypass which is only a stone's throw away. Perfect for those who enjoy outdoor pursuits.

### AREA

Oxgangs Farm is a popular area in the south of the city with a good range of local shopping available at Hunters Tryst, Oxgangs Road North, Colinton and nearby Straiton Retail Park which is a few minutes' drive away with a large array of retail outlets. There are also excellent transport links to Morningside & Bruntsfield and their wide range of supermarkets (including Waitrose and M&S Simply Food), independent shops, speciality food stores, coffee shops, bars and restaurants. The property is in the catchment for the excellent Pentland Primary and Firrhill High schools. There are a wide range of leisure facilities available a short distance away, including a library, Swanston Golf Course, the Hunters Tryst bar & restaurant, Craiglockhart Leisure Centre & Midlothian Snowsports Centre. There are also amazing walks & open spaces on the doorstep, including the Pentland Hills & Fairmilehead Park. The city bypass is a few minutes'

away with access to the wider motorway network. Numerous bus services run from the main road into Morningside and the city centre.

### GARDEN

South facing rear garden with lawn & patio. Wraparound area to side with greenhouse & shed

### PARKING

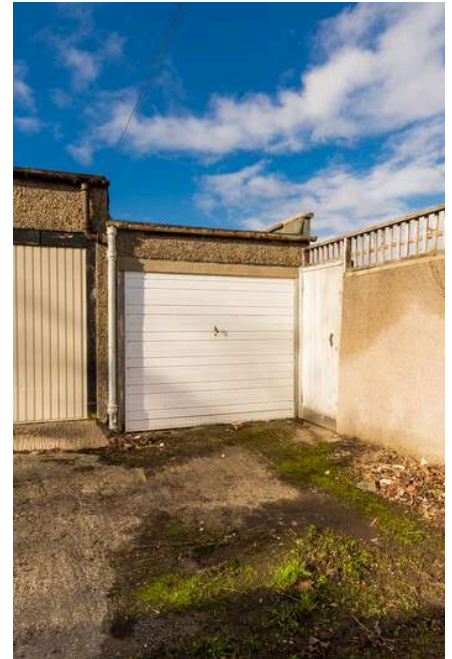
Garage & Parking space to back of the property.

### EXTRAS

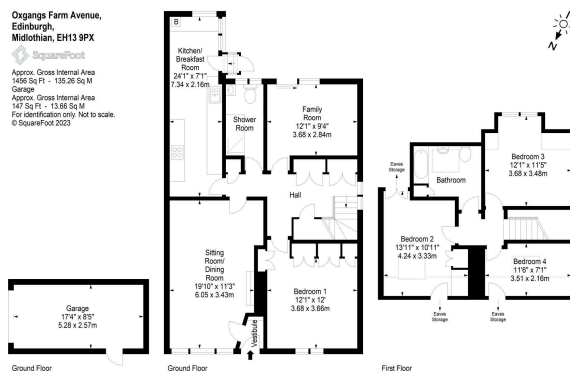
The blinds/curtains, light fittings, freestanding gas cooker, dishwasher, fridge freezer & washing machine are included in the sale (but are not warranted)

### HOME REPORT VALUATION

£310,000



Sitting/dining room	19'10 x 11'3 (6.05 x 3.43m)
Kitchen/breakfast room	24'1 x 7'1 (7.34 x 2.16m)
Family room	12'1 x 9'4 (3.68 x 2.84m)
Bedroom 1	12'1 x 12' (3.68 x 3.66m)
Bedroom 2	13'11 x 10'11 (4.24 x 3.33m)
Bedroom 3	12'1 x 11'5 (3.68 x 3.48m)
Bedroom 4	11'6 x 7'1 (3.51 x 2.16m)
Garage	17'4 x 8'5 (5.28 x 2.57m)



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.