



137 Oxgangs Road North
COLINTON MAINS | EDINBURGH | EH13 9DX


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Nestled on a generous corner plot moments from excellent local amenities, quick transport links and vast open green spaces is this spacious and immaculately presented semi-detached house. Boasting a wide driveway, garage and large front and rear gardens this property would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with storage cupboard, large dual aspect lounge/dining room with generous dining space and feature fireplace, a luxury kitchen with attractive units which has been extended to create a fabulous space, a downstairs double bedroom or ideal home office and downstairs is completed by a useful W/C compartment. Following up a carpeted staircase the upper level enjoys three well-proportioned double bedrooms and the home is completed by an exquisite bathroom with bath and separate shower. Externally the fully enclosed rear garden is laid to lawn with a delightful decked area perfect for alfresco entertaining.

- Semi-detached house on expansive corner plot
- Driveway, garage and front and rear gardens
- Welcoming hallway
- Bright dual aspect lounge with dining space
- Extended luxury kitchen
- Four double bedrooms
- Stylish bathroom with shower and separate bath

All light fittings, fridge freezer, dishwasher, electric oven, gas hob, washing machine, tumble dryer and burglar alarm included in sale. EPC Rating C. Council Tax Band D

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The popular suburb of Colinton Mains promises a quiet, leafy setting just three miles south of Edinburgh city centre. The area is well-served by excellent local amenities as well as a Tesco superstore. Colinton Mains lies conveniently close to the bustling, cosmopolitan area of Morningside, hosting numerous cafes, independent shops, fashionable eateries and a Waitrose supermarket. The beautiful open space of Colinton Mains Park provides a delightful space for outdoor recreation in the immediate vicinity, whilst the Pentland Hills National Park and Midlothian Snowsports Centre also offer a multitude of exhilarating activities nearby. First rate local schooling is provided, whilst many of the capital's prestigious independent schools are also within easy reach. Colinton Mains not only enjoys excellent public transport services into the city centre, but also allows for swift access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should not be used as such for a prospective buyer.