



2 Oxgangs Farm Grove
OXGANGS | EDINBURGH | EH13 9PW


warners
solicitors & estate agents



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Warners are delighted to present to market this fabulous three-bedroom end-terraced home of immense appeal, situated on a corner plot with front driveway and stunning views over Edinburgh Castle and Arthur's Seat alike, within a mature, well established residential area close to super amenities, schools and transport links. The property boasts beautifully enclosed front and rear gardens, offering a high degree of privacy and security. This exceptional family home must be viewed to appreciate the size of the corner plot and stunning views over Edinburgh.

The property comprises an entrance hall with two storage cupboards, a bright and spacious dining/living room with patio doors out to the rear garden, a fireplace, dining area and offers stunning views over Edinburgh Castle and Arthur's Seat. The fully fitted kitchen currently comprises a dishwasher, washing machine, the boiler, gas hob, oven and fan and gives access out to the well-kept rear garden. Upstairs there are three well proportioned bedrooms, two with built in storage and one with stunning views over Edinburgh and completing the accommodation is the bathroom with shower over the bath. The property also benefits from a partially floored attic and large front and back gardens with a shed, patio and driveway.

- Stunning Three Bedroom End terraced home with stunning views
- Welcoming entrance hallway with storage
- Bright and spacious living room with patio doors
- Fully fitted stylish kitchen
- Three Bedrooms
- Bathroom with shower over the bath
- Partially floored Attic
- Front driveway
- Corner Plot
- Landscaped front and rear gardens

Energy Rating D , Council Tax Band D.

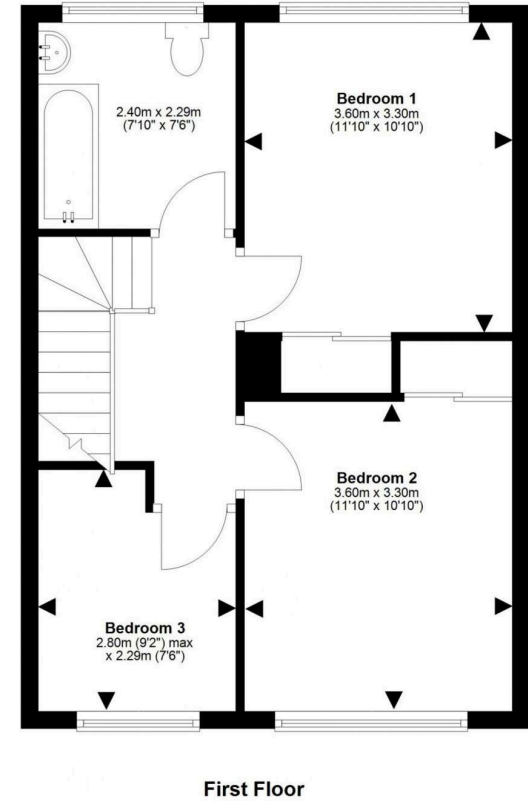
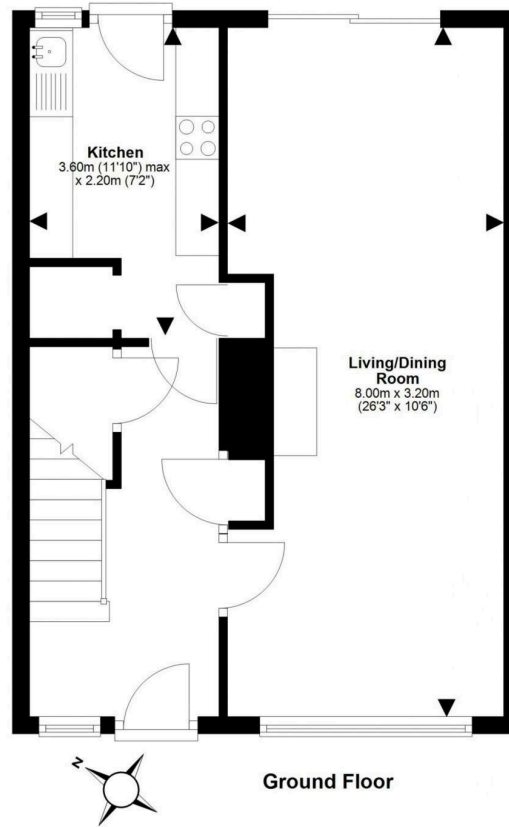
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Oxgangs is a popular suburb in south-west Edinburgh close to Colinton and Craiglockhart. A selection of local amenities cater for day to day requirements. Tesco, Morrisons and Aldi all have stores close at hand and there is a large library within the area. A more comprehensive range of shops and banking services is available at nearby Colinton Village and in Morningside. Schooling is well represented from nursery to senior level, with Napier University within easy reach for the more mature student. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

All fixtures, fittings, integrated appliances, fridge/freezer and the washing machine is included in the sale .





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.