





## 71 Oxgangs Terrace, Edinburgh, EH13 9BZ

### Description

Bright and spacious three-bedroom upper villa with private entrance and gardens. There is UPVC double glazing and it benefits from gas central heating with a Potterton combi boiler. The property would benefit from some upgrading and cosmetic improvements and has excellent potential. There is also scope for converting the loft into additional accommodation subject to obtaining the necessary permission from the local authority.

The accommodation comprises:

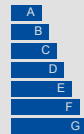
- Entrance hall with carpeted staircase
- Tiled shower room fitted with a pedestal wash basin, ladder towel rail, WC, shower enclosure and heated towel rail
- Spacious bay windowed front facing double bedroom with storage cupboard
- Further good sized front facing double bedroom
- Generous living room with large window overlooking the gardens and open shelved press and further storage cupboard
- Fitted kitchen with a range of units with laminate worktops and appliances including a gas cooker and washing machine
- Good sized third bedroom/ dining room with window overlooking the rear garden



### VIEWING DETAILS

Please call DMD Law 0131 316 4666  
or check online for the up to date price  
information and viewing arrangements.

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### Outside and Gardens

The private rear garden is mostly laid to lawn. The front garden is monoblocked and designed for low maintenance. It could be converted into a driveway. There is also unrestricted parking available on street.

### Location

Colinton Mains is a quiet and popular residential area located to the south west of the city centre. Good local shops provide for all day-to-day requirements including a Tesco superstore within walking distance, as well as an Aldi nearby at Oxfords and Morrison's at Hunter's Tryst. More extensive shopping can be found at nearby Morningside and at the Gyle Shopping Centre, which is within a short drive. There is a library and GP / doctor's surgery within the vicinity. Schooling is well represented from nursery to senior level. Leisure facilities include many public parks, golf courses, Hillend Ski Centre and the Pentland Hills National Park. Green spaces nearby include Dreghorn Woods. Regular bus services take you to and from the city centre and many suburbs. The city by-pass is a few minutes away giving access to main motorway networks.

### Extras

The fixed floor coverings, blinds, curtains, light fittings and kitchen appliances will be included in the sale.

Council Tax - Band D











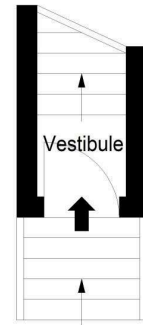




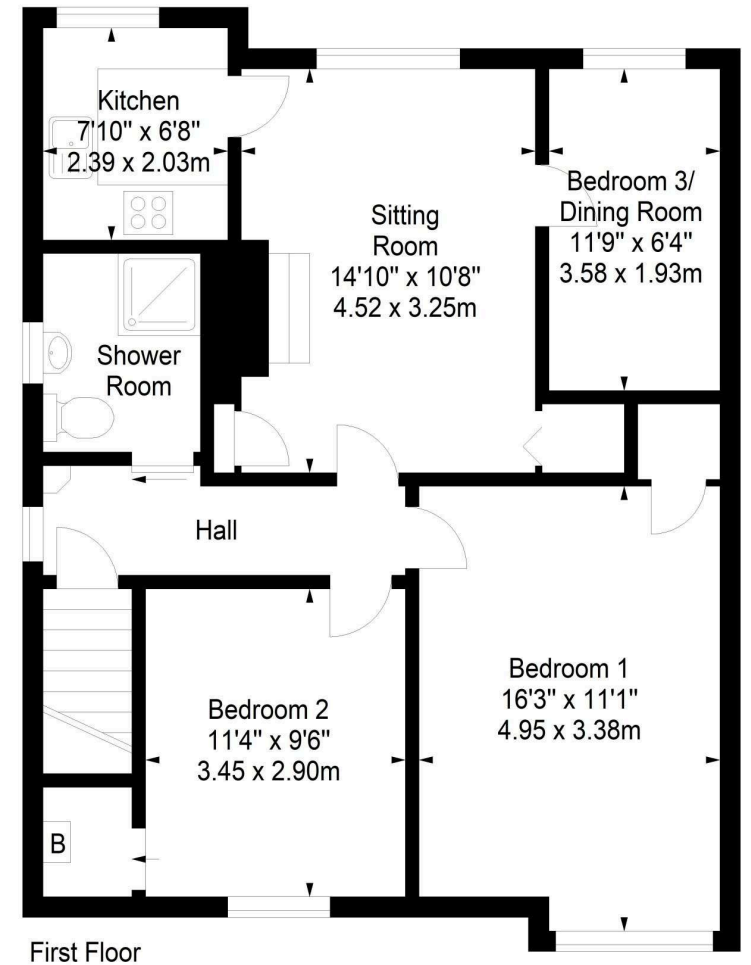
**Oxgangs Terrace,  
Edinburgh,  
Midlothian, EH13 9BZ**



Approx. Gross Internal Area  
787 Sq Ft - 73.11 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground  
Floor  
Entrance



**DMD** SOLICITORS &  
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Offers can be submitted in writing, fax or email:

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