

COULTERS[©]

44 OXGANGS ROAD NORTH

COLINTON, EDINBURGH, EH13 9DR

 2 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

44 Oxgangs Road North is an immaculate two-bedroom upper villa with private garden, offering bright, spacious accommodation and a stylish interior. The property has recently been refurbished and is offered to the market in true move-in condition, with a brand new Magnet kitchen, fresh décor throughout, and new flooring.



KEY FEATURES



Recently renovated upper villa.



Brand new Magnet kitchen.



Large private garden to rear.



Unrestricted on-street parking.



Excellent bus services into the city centre.



Close to local schools and Napier
Craiglockhart campus.



EPC Rating - C



Council Tax Band - B



The accommodation is accessed via a private entrance to the side and comprises: entrance vestibule with storage (also housing the washing machine); welcoming reception hallway; a bright and generously proportioned sitting room with views to Craiglockhart Hill; newly fitted Magnet kitchen complete with sleek contemporary cabinetry, complimentary worktops, tiled surrounds, integrated appliances and space for dining. The main bedroom is a well-proportioned double room and there is a second bedroom that boasts wonderful open views to the Pentland Hills. The bathroom includes shower over bath, WC, and wash hand basin with tiled surrounds.

The property also comes complete with a sizeable attic which offers the potential for conversion (subject to the necessary consents). Architects' drawings are shown in the listing, showing two different potential layouts. Further drawings for each option are available upon request. Further features include gas central heating, double glazing and a private, low-maintenance rear garden with garden shed. Unrestricted on-street parking is available.





THE LOCAL AREA

The property is located in the popular residential area of Colinton, to the south-west of Edinburgh city centre, and is well placed for a wide range of local amenities and excellent transport links. Everyday shopping is well catered for with Tesco Superstore just down the road. A broader selection of independent retailers, cafés and boutiques can be found in the centre of Colinton and Morningside. Larger retail options are also available at Straiton Retail Park and The Gyle Shopping Centre. The area is well served by schooling, with Oxbgangs Primary, Firrhill High School and Braidburn School right on the doorstep, and respected private options such as Merchiston Castle School also nearby.

Residents can enjoy an abundance of green space, with Colinton Mains Park, Craiglockhart Hill and Braidburn Valley Park all within walking distance. Braid Hills Golf Course, the Midlothian Snowsports Centre at Hillend, and the Pentland Hills Regional Park offer further opportunities for outdoor pursuits. Excellent public transport links provide regular services into the city centre from nearby Oxbgangs Avenue, with journey times of around 30 minutes. The City Bypass is also within easy reach, giving convenient access to the wider road network.

EXTRAS

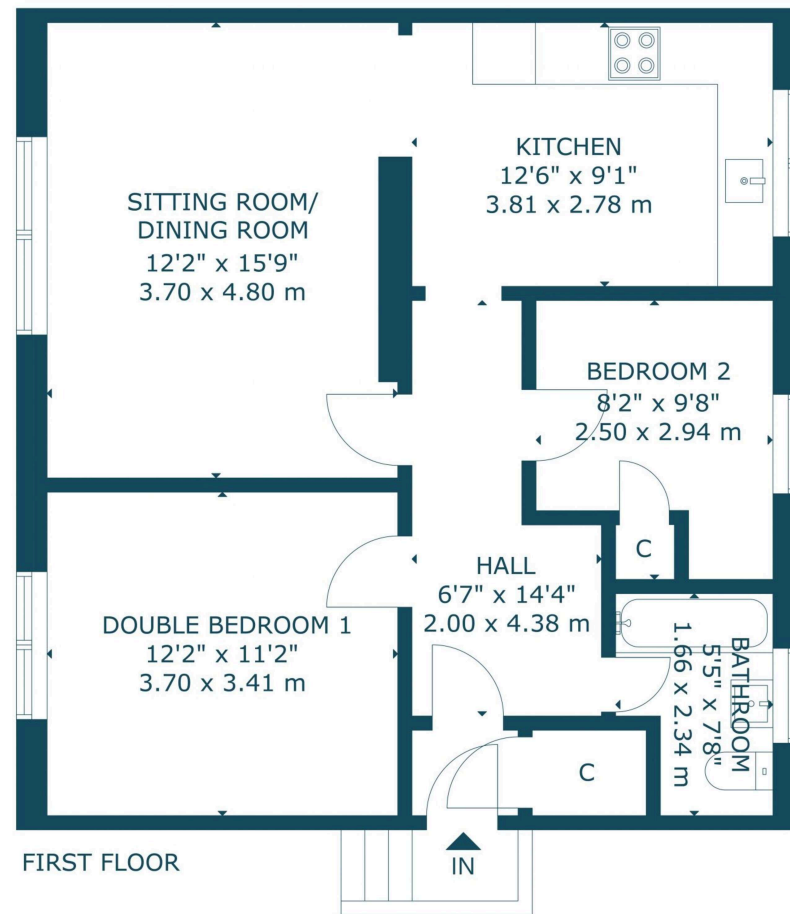
The blinds, floor coverings, light fittings and white goods are all included in the sale price. Other items may be available subject to separate negotiation.



ALTERS[©]

HOME REPORT VALUATION: £220,000





44 OXGANGS ROAD NORTH, EDINBURGH, EH13 9DR
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 689 SQ FT / 64 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.