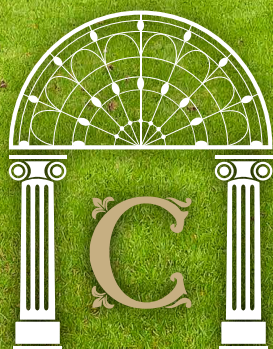


19 OXGANGS ROAD

FAIRMILEHEAD, EDINBURGH, EH10 7BE

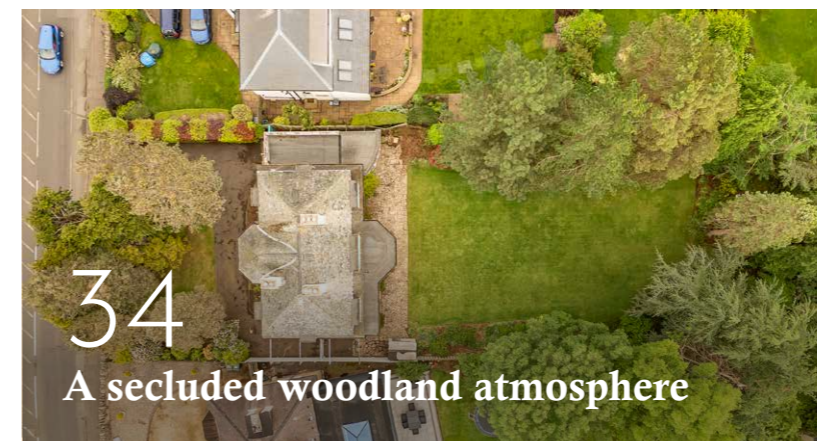
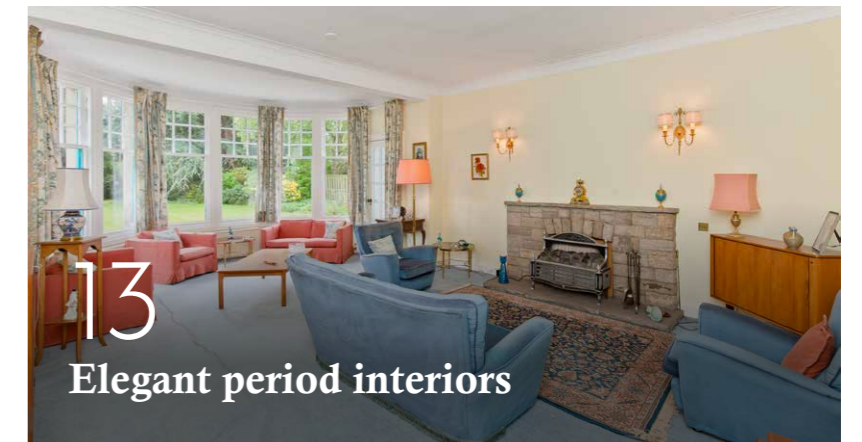


CULLERTON'S

TABLE OF CONTENTS



- 04 Floorplan
- 07 The property
- 11 The entrance
- 13 Reception rooms
- 16 Formal dining room
- 18 The sunroom



- 20 Bright dining kitchen
- 25 Generous bedrooms
- 31 The washrooms
- 34 The gardens
- 41 Fairmilehead



Property Name

19 Oxgangs Road

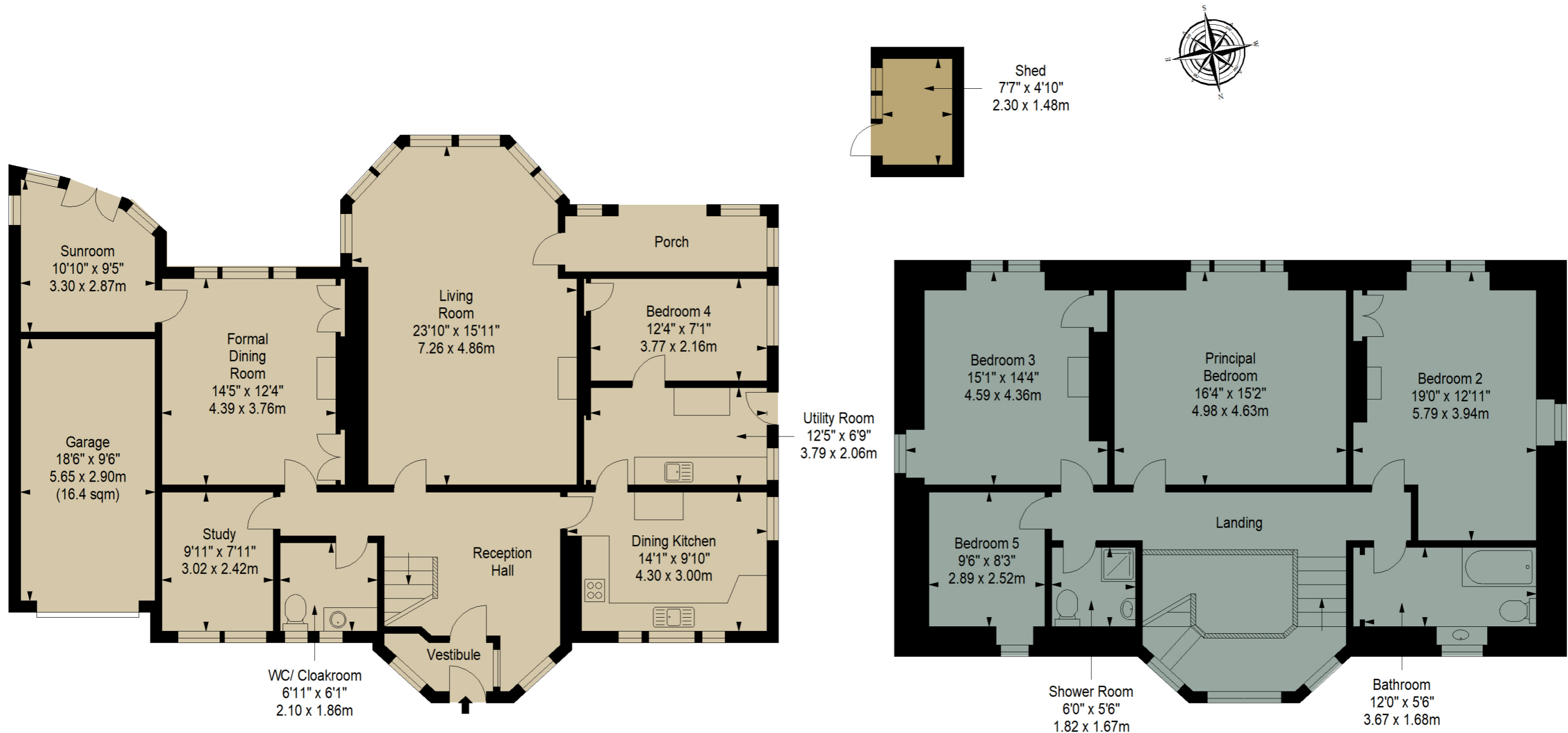
Location

Fairmilehead, Edinburgh, EH10 7BE

Approximate total area:

231.0 sq. metres (2486.5 sq. feet)

 - Ground Floor  - First Floor  - Shed






19 Oxgangs
Road

A TRULY EXCEPTIONAL & UNIQUE HOME

Enjoying generous proportions throughout, the lovingly maintained home retains an abundance of charming period features, including sash and shaped windows, tiled fireplaces, classical ceiling detailing, and a beautifully crafted natural wood staircase. Offering excellent potential to modernise the kitchen and bath/shower rooms, alongside cosmetic enhancement, the property presents a rare opportunity for the next owner to sensitively introduce their own style whilst preserving the enduring character of this distinguished 1920s residence.

GENERAL FEATURES

- Distinguished Arts and Crafts villa in desirable Fairmilehead
- Exceptional detached family home with exciting scope for modernisation
- Elegant period interiors with outstanding original character
- Charming features including shaped windows, tiled fireplaces, and classical corning
- Extensive wraparound grounds framed by majestic mature trees
- Leafy setting within easy reach of the city centre, bypass, and excellent schooling
- Home Report value - £900,000 | EPC Rating - D

ACCOMMODATION FEATURES

- Bright vestibule and impressive reception hall with beautifully crafted staircase
- Magnificent bay-fronted living room with direct access to a covered outdoor seating area
- Formal dining room with display cabinetry and Arts-and-Crafts fireplace
- South-facing sun room with dining room and garden access
- Quiet study/snug ideal for home working or reading
- Spacious dual-aspect dining kitchen
- Practical utility with kitchen and driveway access
- Three rear-facing double bedrooms with original fireplaces, two with storage
- Generous first-floor single bedroom
- Flexible ground-floor double bedroom ideal for guests or multi-generational living
- Family bathroom, first-floor shower room, and ground-floor WC
- Gas central heating, alarm system, partial secondary glazing, and sun room double glazing

EXTERNAL FEATURES

- Wraparound grounds with enclosed south-facing rear garden
- Mature specimen trees and established ornamental planting
- Expansive lawns with outstanding privacy and seclusion
- Sheltered patio, covered outdoor entertaining space, and useful shed
- Sweeping private driveway and attached single garage



DISTINGUISHED ARTS & CRAFTS VILLA

A WELCOMING LIGHT-FILLED ENTRANCE

Filled with natural light and open to the stairway above, the bright and airy reception hall, reached via a practical vestibule, sets the tone for the inspiring interiors to follow.



LIVING ROOM

BATHED IN DAY-LONG SUNSHINE



Positioned to the rear of the ground floor, with generous windows framing secluded garden views, the two principal reception rooms are bathed in day-long sunshine and provide refined settings for relaxation and entertaining alike. Extended by a magnificent bay frontage and enjoying a feature stone fireplace, the exceptionally spacious living room provides an impressive setting for both relaxed family living and entertaining, whilst also flowing directly into a charming covered outdoor seating area overlooking the gardens, creating a wonderful indoor-outdoor connection.





SOPHISTICATED RECEPTION AREAS WITH SOUTH-FACING GARDEN VIEWS

The formal dining room meanwhile enjoys the classic Arts-and-Crafts character of a tiled fireplace flanked by recessed display cabinetry.



FLEXIBLE LIVING & HOME WORKING SPACE



The living accommodation is further enhanced by a south-facing sun room, allowing the adjoining dining room to flow effortlessly into the garden, and a ground-floor study providing a quiet dedicated space for remote working, reading, or relaxation.



BRIGHT DINING KITCHEN WITH UTILITY

Benefiting from a bright dual aspect overlooking the front and side gardens, the kitchen incorporates space for casual family meals, breakfasts, and relaxed socialising whilst cooking. Though now ready for contemporary redesign, the kitchen and adjoining utility room remain well appointed with excellent fitted storage and workspace, alongside freestanding appliances comprising a gas cooker, tall fridge freezer, washing machine, and tumble dryer. The naturally lit utility also retains a traditional ceiling-mounted clothes pulley and provides practical external access to the grounds and driveway.





GENEROUS BEDROOMS OVER TWO LEVELS



Five well-proportioned bedrooms cater effortlessly to the demands of modern family life. Reached via a light-filled galleried landing on the first floor, three impressive double bedrooms, including the principal, enjoy attractive original tiled fireplaces and tranquil south-facing outlooks across the gardens and surrounding mature trees, creating wonderfully bright and peaceful retreats.





ORIGINAL FIREPLACES

SHOWCASING THE HOME'S ENDURING PERIOD CHARACTER

Two of the double bedrooms are further enhanced by dual-aspect windows and built-in storage.

Additionally, there is a generous first-floor single bedroom and a fourth double bedroom with storage on the ground floor, presenting options for guests, multi-generational living, or additional flexible living accommodation.



MULTIPLE BATH & SHOWER

WASHROOMS





FAMILY BATHROOM, FIRST-FLOOR SHOWER ROOM, & GROUND-FLOOR WC

On entering the home, a WC cloakroom is immediately available off the hall, ideal for guest use and enhanced by a distinctive hexagonal window. On the first floor, a tiled shower room with vanity storage features alongside a bright, spacious bathroom complete with a bath and towel radiator. Both present appealing opportunities for contemporary upgrading.





EXCEPTIONAL SOUTH-FACING GARDENS

A true highlight of the home is its remarkable wraparound garden grounds, extending generously to the enclosed south-facing rear and creating an enchanting woodland-like setting rarely found so close to the city centre. Expansive manicured

lawns are framed by mature trees, established shrubs, and colourful planting, affording outstanding privacy and a tranquil sense of seclusion. A sheltered stone patio and covered seating area provide ideal spaces for dining and relaxation.



The mature gardens enjoy an exceptional variety of established trees and ornamental planting, creating beautiful seasonal colour, texture, and screening throughout the year whilst enhancing the home's peaceful atmosphere and strong sense of exclusivity.

The home is approached via a sweeping private driveway bordered by mature greenery, immediately establishing an impressive sense of arrival. In addition to an attached single garage, the extensive driveway provides generous off-street parking for multiple vehicles, ideal for busy family living and visiting guests alike.





FAIRMILEHEAD

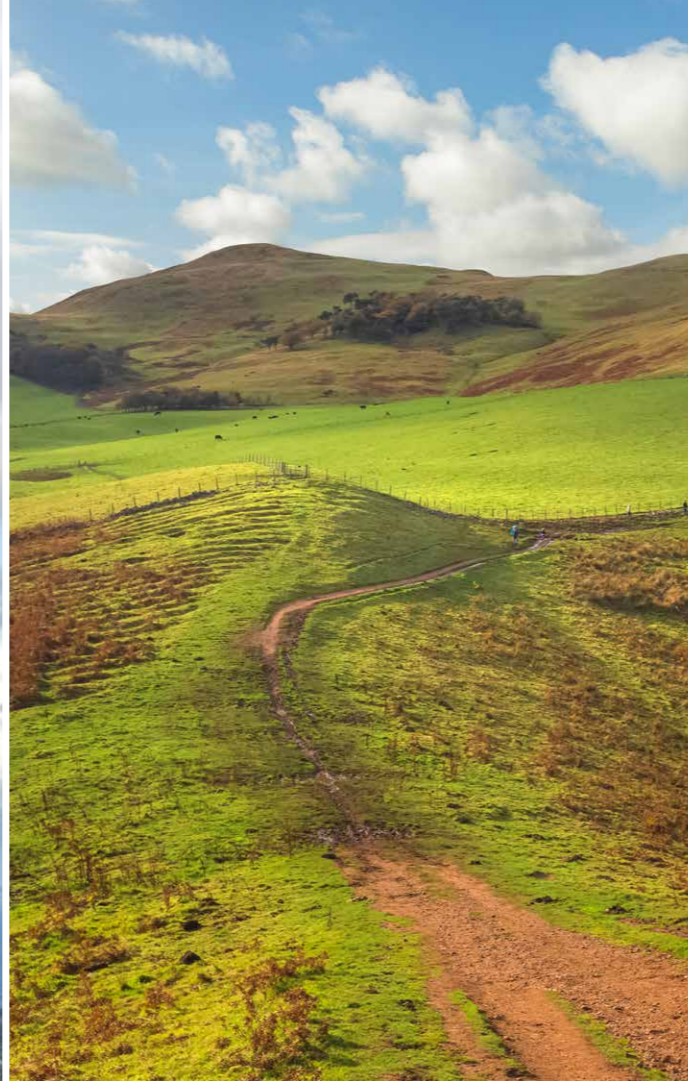
LOCATED AT THE FOOT OF THE MAJESTIC PENTLAND HILLS

Approximately three miles south of Edinburgh city centre, the highly desirable residential area of Fairmilehead offers peaceful leafy living within easy reach of the capital's amenities, attractions, and business districts. Situated close to Edinburgh's sought-after green belt, Fairmilehead is ideal for outdoor enthusiasts, with excellent access to walking, cycling, and dry-slope skiing in the Pentland Hills Regional Park, around a 10-minute drive from the property, as well as golfing at nearby Swanston, Mortonhall, and Braid Hills golf courses.

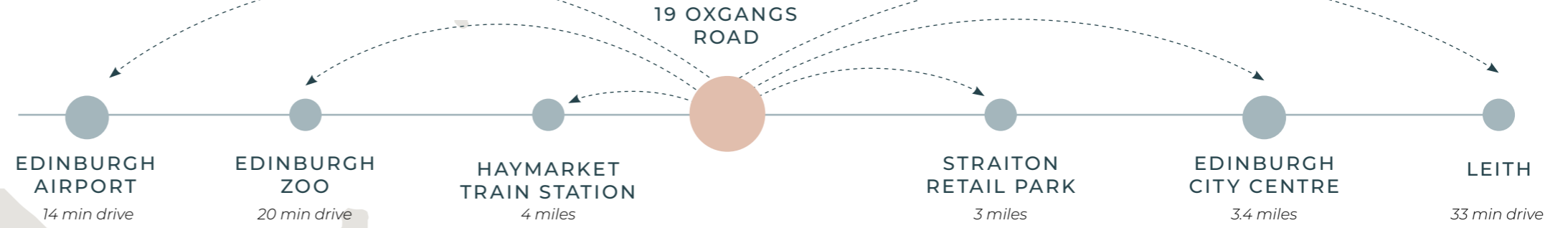


The area is well served by local amenities and supermarkets, while more extensive retail and leisure facilities can be found at nearby Straiton Retail Park and Cameron Toll Shopping Centre, roughly a 10-minute drive from the property. The nearby districts of Morningside, Bruntsfield, and Colinton further enhance the lifestyle offering with independent retailers, cafés, restaurants, and artisan food shops.

Fairmilehead is also ideally positioned for access to some of Edinburgh's most highly regarded independent schools, including George Watson's College and George Heriot's School, alongside respected state schooling. Excellent public transport links connect the area to the city centre and beyond, whilst the nearby City Bypass, a short distance from the property, provides swift access to Edinburgh International Airport, the M8/M9 motorway network, and the Queensferry Crossing.



LOCAL AMENITIES



MAP KEY

- SHOPPING CENTRE
- PARK
- SCHOOL / UNIVERSITY
- PLACE OF INTEREST
- GOLF COURSE
- BUS STATION
- TRAIN STATION

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WELCOME TO CULLERTON'S

At Cullerton's, every client enjoys the dedicated expertise of a seasoned consultant who personally oversees the sale or purchase of their property from inception to completion—without exception.

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To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

— *Contact us*

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— *Property Consultant*

MARK CULLERTON



For further information on this property, or to arrange a viewing, contact Mark, who will be delighted to assist you.

07931 378008
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— *About Mark*

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach.

Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

Mark lives in Blackhall with his family and is, at heart, a devoted family man. Warm, sociable, and down-to-earth, you will find him in his kitchen, where he loves nothing more than cooking up a storm for family and friends. Whether spending quality time at home, running around after one of his three sons, or teeing off with friends, Mark brings the same spirit of care and connection to all he does.



CULLERTON'S

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SCAN TO DISCOVER MORE

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