

# 78 Oxfangs Road

HUNTER'S TRYST, FAIRMILEHEAD, EDINBURGH, EH10 7AY



3 Glenfinlas Street, Edinburgh, EH3 6AQ  
T 0131 225 1200 | E [property@murraybeith.co.uk](mailto:property@murraybeith.co.uk)  
[www.murraybeith.co.uk](http://www.murraybeith.co.uk)



MURRAY  
BEITH  
MURRAY

LEGAL • PROPERTY • TAX

# Detached *chalet-style bungalow*



This detached chalet-style bungalow is a large four-bedroom family home with a south-facing aspect and a generous footprint which measures over 2218 square feet. It offers a wealth of interior space and superb flexibility to meet a range of lifestyles. In addition, it has excellent storage, a well-appointed kitchen, and the benefit of a bath/shower room on each floor. The three reception rooms are all wonderfully bright and spacious, including an impressive sunroom which incorporates family and dining areas. Adding to its appeal, this beautiful home also boasts generous private parking and a large rear garden. Situated in Fairmilehead, the property enjoys a sought-after location in the capital, providing easy access to the picturesque green belt and the Pentland Hills, while remaining within swift driving distance of the city centre. It is a superb location for families.

## General Features

- A deceptively large detached chalet-style bungalow
- Highly sought-after location in Fairmilehead
- Lightly decorated interiors and well-kept exteriors
- EPC Rating - D

## Accommodation Features

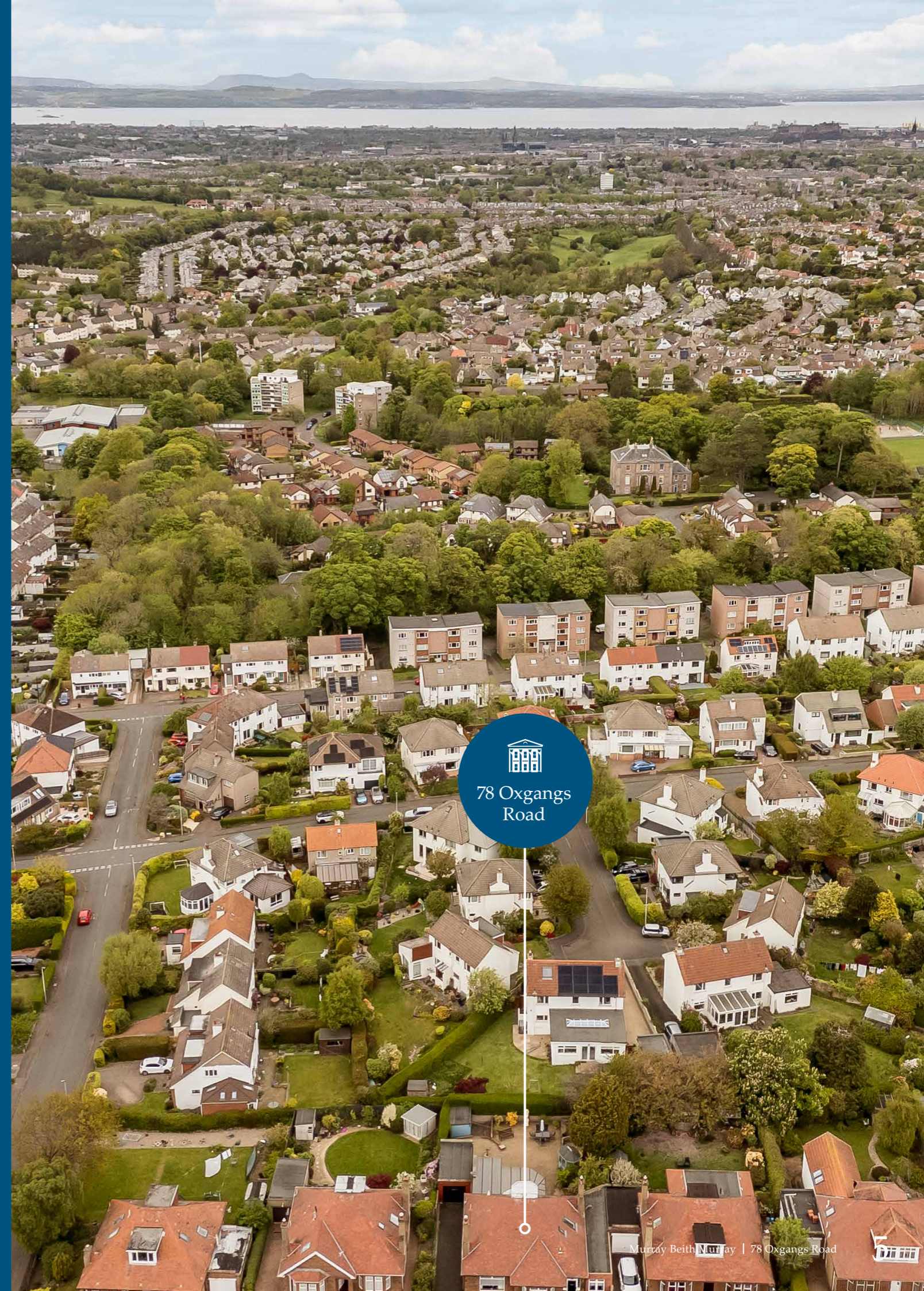
- Welcoming entrance vestibule and hall
- Large living and formal dining room
- Spacious sitting room
- Impressive sunroom/family/dining room
- Attractive kitchen that is well appointed
- Three bright and airy double and one single bedrooms
- Dressing room/office with ample wardrobes
- Ground-floor shower room with 3pc suite
- First-floor bathroom with 3pc suite
- Gas central heating and double glazing

## Exterior Features

- Generous, fully-enclosed rear garden
- Large, gated driveway and a garage

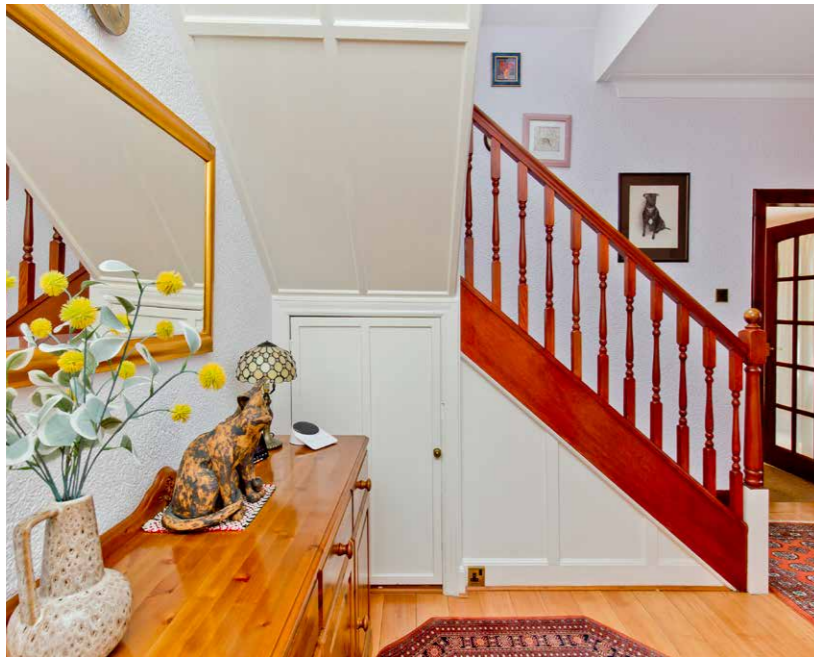


*A deceptively large chalet-style bungalow in highly sought-after Fairmilehead, boasting three expansive reception rooms, two bathrooms, and three double bedrooms and a single bedroom - all attractively presented in light hues throughout*



# Welcome

*to a beautiful family home with light and spacious interiors*



Upon entering, you are greeted by a bright vestibule leading through to a hall, defined by crisp white décor and a rich wood-style floor. It is a lovely introduction to a light and spacious home.





# Three Expansive

*reception rooms for  
every occasion*

With three expansive reception rooms, the home offers a space for every occasion. The south-facing living and formal dining room is perfect for relaxing, socialising, and dinner parties. It shares a large open-plan layout and boasts oversized windows for an abundance of daily sun. It also enjoys a tasteful accent wall set against a neutral backdrop and the warm glow of the wood-effect floor. A handsome

fireplace with a recently installed real flame gas fire adds the finishing touch of elegance. Meanwhile, the sitting room offers a more intimate space for quiet time with family before opening out into an impressive multi-purpose sunroom with family lounge and dining areas. It is an impressive space that captures a flood of natural light.





# An impressive



*multi-purpose sunroom with family lounge and dining areas*





# The kitchen



*West-facing and well-appointed with ample storage and workspace*



The kitchen is well-appointed, featuring base and wall cabinets in white alongside stone-inspired worktops with matching splashbacks. It has ample storage and workspace and comes with an integrated fridge/freezer, as well as a selection of freestanding appliances (gas cooker, dishwasher, and washing machine). The light décor complements the design, while a west-facing window ensures a light-filled cooking environment.

# Principal bedroom



*An airy double  
bedroom offering space  
and storage*

The principal bedroom has the advantage of a neighbouring dressing room/office which provides versatility for creative use and a generous row of wardrobes.



# Remaining double Bedrooms

Split evenly between the two floors, the three double bedrooms and one single bedroom are all attractively presented and laid with carpet for comfort. The second bedroom has built-in wardrobe

storage as well, while bedrooms three and four ensure homeowners have flexible space for families to live and grow.



# Convenient

The property has a ground-floor shower room and a first-floor bathroom for optimal convenience. Both are bright, lightly decorated, and fitted with three-piece suites. Gas central heating and double glazing ensure year-round comfort and efficiency.

*bathroom facilities*





*An easy-to-maintain large garden  
made for summer get-togethers*

Externally, the home has a large, gated driveway and a garage providing off-street parking for multiple vehicles. There is also a generous rear garden that is fully enclosed and laid with paving, offering an easy-to-maintain outdoor space that is made for summer get-togethers and alfresco dining.

Extras: all fitted floor and window coverings, light fittings, integrated fridge/freezer, a freestanding gas cooker, dishwasher, freezer, tumble dryer and washing machine to be included in the sale. Additional furnishings are available by negotiation.





## Approximate total area:

206.1 sq. metres (2218.5 sq. feet)

The floorplan is for illustrative purposes.  
All sizes are approximate.

Ground Floor

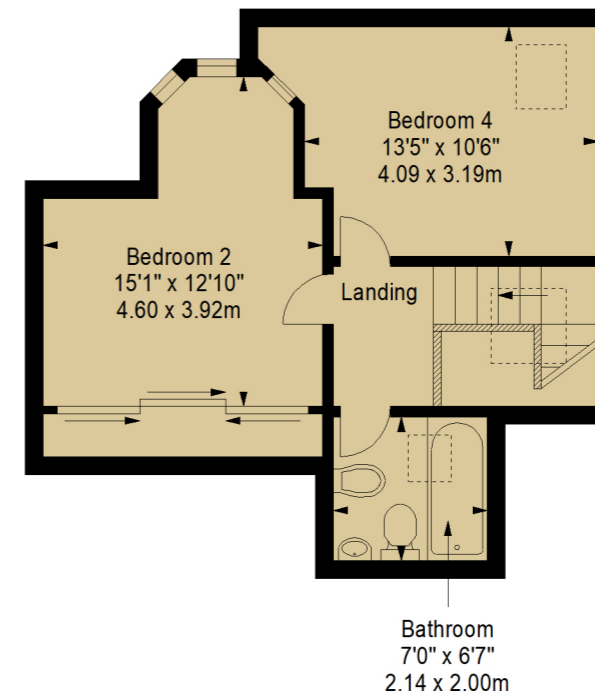
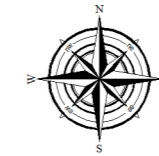
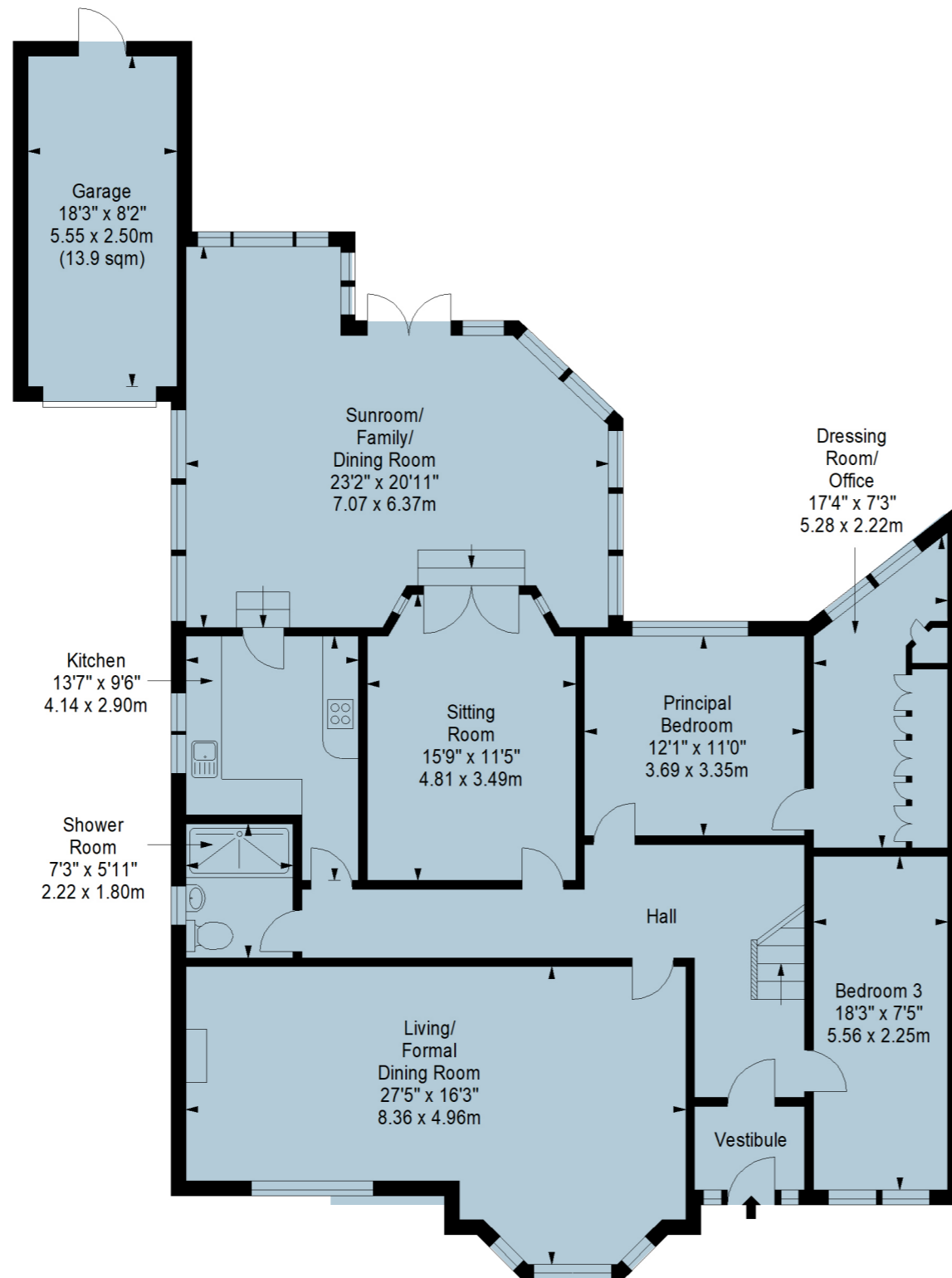
First Floor

Property Name

78 Oxgangs Road

Location

Fairmilehead, Edinburgh, EH10 7AY



# Fairmilehead



Located at the foot of the majestic Pentland Hills and approximately five miles south of Edinburgh city centre, the popular residential area of Fairmilehead offers tranquil suburban living within easy reach of Edinburgh's major business hubs, amenities and attractions. Situated adjacent to the sought-after green belt, Fairmilehead is ideal for outdoor enthusiasts with access to a wide selection of pursuits including walking, cycling and dry-slope skiing in the Pentland Hills; golfing at Swanston, Mortonhall and Braid Hills golf courses; and full equestrian activities at Mortonhall. Fairmilehead enjoys a good range of local amenities and supermarkets, while more extensive shopping and

leisure facilities can be found at Straiton Retail Park just a short drive away. Nearby Morningside boasts a vibrant high street brimming with independent retailers, thriving cafes and eateries. Fairmilehead is ideally situated for access to some of Edinburgh's finest independent schools including George Watson's College and George Heriot's School. The area also falls within the catchment area for highly regarded state schools. Fairmilehead enjoys excellent public transport links into the city centre and beyond. It is also conveniently situated for access to the City Bypass, Edinburgh Airport, the M8/M9 and the Queensferry Crossing.



MURRAY  
BEITH  
MURRAY

LEGAL ▪ PROPERTY ▪ TAX

3 Glenfinlas Street, Edinburgh, EH3 6AQ | T 0131 225 1200  
E [property@murraybeith.co.uk](mailto:property@murraybeith.co.uk) | [www.murraybeith.co.uk](http://www.murraybeith.co.uk)

**DISCLAIMER** These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.