



39 Oxgangs Brae
Oxgangs, EH13 9LU

Deans 
Solicitors & Estate Agents LLP



SEMI - DETACHED HOME

- Living Room
- Kitchen/ Dining Room
- Conservatory
- W.C. Apartment
- Three Bedrooms
- Bathroom
- Private Front & Rear Gardens
- Driveway
- Double Glazing & GCH
- EPC Rating – D



Set within the sought-after area of Oxgangs, this attractive semi-detached home enjoys close proximity to excellent local amenities, schooling, transport links and the beautiful Pentland Hills, ideal for outdoor pursuits. Presented in move-in condition, the accommodation comprises a welcoming hallway, a bright and spacious living room, and a modern fitted kitchen with dining area leading into a light-filled conservatory overlooking the garden. A ground-floor WC adds everyday convenience. Upstairs offers three well-proportioned double bedrooms, all with excellent storage, and a contemporary family bathroom with shower over bath. Externally, there is a large driveway providing ample off-street parking, a substantial side garden, and a private enclosed rear garden ideal for children, pets and outdoor entertaining. A significant feature of the property is the large side garden and attic, both offering excellent potential for future development, subject to the necessary planning consents. The property also benefits from solar panels, improving energy efficiency. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer and dishwasher. All appliances are sold as seen with no warranty provided. Early viewing is recommended to appreciate this fantastic family home.

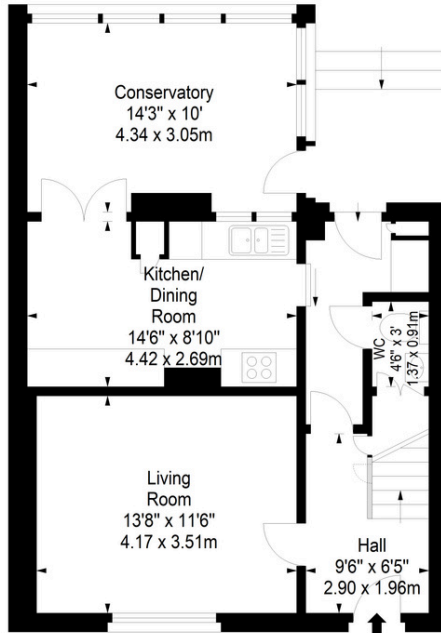
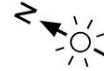




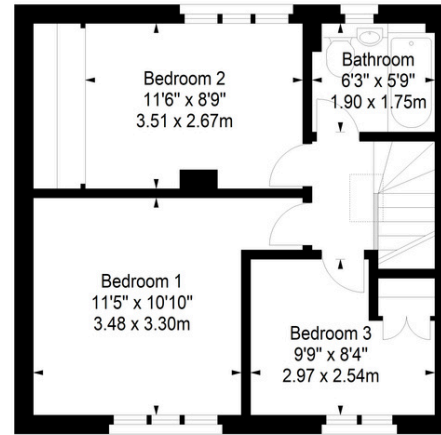
**Oxgangs Brae,
Edinburgh,
Midlothian, EH13 9LU**



Approx. Gross Internal Area
1026 Sq Ft - 95.32 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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