



Offers Over

£250,000

42 Oxgangs Terrace

Colinton Mains | Edinburgh | EH13 9BY

Charming and impressively proportioned four-bedroom double upper villa pleasantly positioned within the popular residential district of Colinton Mains. Ideally located close to reputable schooling, excellent local amenities and superb commuting links, the property is sure to appeal to a wide range of purchasers including professionals and growing families.

-  4 bedrooms
-  1 public room
-  1 bathroom
-  Private garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - C



Description

A welcoming entrance staircase leads to the first-floor hallway, which provides access to the main living accommodation. The bright and airy rear-facing lounge offers a comfortable space to relax and features a traditional press cupboard with shelving. The cleverly configured kitchen has been enhanced to provide a larger-than-original layout and is fitted with a range of integrated and freestanding white goods, partially tiled splashback areas, and ample space for dining furniture. Also located on the first floor is the principal double bedroom, positioned to the front of the property and benefitting from fitted sliding mirrored wardrobes and useful under-window storage. A further single bedroom offers flexible use as a home office or study. The second floor landing features a large storage cupboard and leads to two further well-proportioned double bedrooms, both enjoying Velux windows that allow excellent natural light. Completing the accommodation is the fully tiled family bathroom, fitted with a bath, Velux window, and heated towel rail.



Further benefits include gas central heating and double glazing throughout.

Gardens & Parking

Externally, the property boasts a generous rear garden, mostly laid to lawn and complemented by a patio seating area, pergola, shed, bike store, outdoor power points and a convenient bin store to the side. Ample on-street parking is available within the surrounding area.

Extras

Selected fixtures and fittings, including; blinds, integrated ceramic hob, and oven, freestanding fridge-freezer, washing machine, and dishwasher, light fittings and fitted floor coverings.

Viewing

By appointment through Neilsons 0131 625 2222.





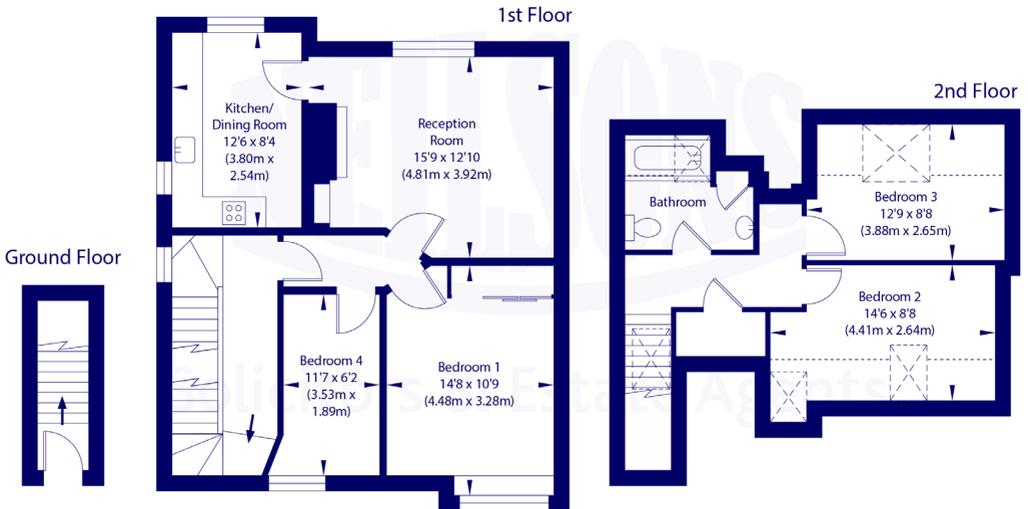
Location

Colinton Mains lies to the south-west of Edinburgh with excellent bus services to the city centre and surrounding areas together with quick and convenient commuting by way of the City Bypass which in turn leads to major roads and motorway networks. The area is served by good local day to day shops including Morrisons, Tesco and Aldi supermarkets. Colinton Mains is situated near to the open recreational spaces at Colinton Mains Park and the Braidburn Valley Park, and excellent schooling is available from primary to senior level.





Approx. Gross Internal Floor Area 91 Sq M / 977 Sq Ft.



Area excludes eaves.

All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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