



Fixed Price

**£247,500**

## 56 Oxgangs Terrace

Colinton Mains | Edinburgh | EH13 9BY

A bright and well-proportioned three-bedroom double upper villa which offers flexible accommodation, excellent storage, and impressive views towards Craiglockhart Hill and Arthur's Seat.

 2 Reception rooms

 3 Bedrooms

 1 Bathroom

 Private garden

 EPC rating – C

 Council tax band - D



virtually staged by **HOMELi**

## Description

The property opens with a welcoming entrance hallway and stairs leading to the first floor. A spacious rear-facing reception room enjoys a peaceful outlook, capped gas fireplace, and useful press cupboard. The kitchen is well-equipped with a freestanding fridge freezer, cooker, additional freezer, and washing machine included. A breakfast bar provides casual dining, and a side-facing window allows for good natural light. The space is partially tiled for easy maintenance. The dining room is a versatile space, ideal for formal dining or home working, and features an open staircase to the upper level. The principal bedroom is on the first floor and includes a freestanding wardrobe. Upstairs, the landing offers excellent storage with two large cupboards within the eaves. The fully tiled bathroom includes a corner shower, separate bath, Velux window, and heated towel rail. There are two further bedrooms. Bedroom two is a rear-facing double with integrated cupboard and attractive views. Bedroom three is front-facing with views towards Craiglockhart Hill and Arthur's Seat, and benefits from an integrated double cupboard. Further benefits include gas central heating and double glazing.



## Extras

The kitchen appliances, floor coverings, light fittings, curtains and the wardrobes are to be included in the sale.

## Note

This property has been virtually staged to illustrate how the rooms may look when furnished and to demonstrate possible layout options. Please note that the property is currently empty, as shown in the accompanying "before" images, which have also been provided for reference.

## Gardens and Parking

The property benefits from a south facing garden to the rear with shared drying green and private garden area ideal for al fresco dining during the warmer months. Ample unrestricted on street parking is available.

## 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 104 Sq M / 1114 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
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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