MILLER GERRARD
Solicitors and Estate Agents



92 OXGANGS BANK

EDINBURGH

EH13 9LL

OFFERS OVER

£275,000

EPC RATING 'C'

COUNCIL TAX BAND 'C'

Offers Over £275,000

92 Oxgangs Bank is a bright and spacious three-bedroom mid-terraced family home located in the popular residential area of Oxgangs, Edinburgh. Featuring a practical layout, double glazing, and gas central heating throughout, this property offers an ideal opportunity for growing families, first-time buyers, or professionals.

Key Features

Price: Offers Over £275,000.
Private Driveway: Generous off-street parking situated directly to the front.
Private Rear Garden: A fully enclosed outdoor space with direct access from the ground floor hallway.
Living / Dining Room: A spacious reception room featuring a window overlooking the garden, offering plenty of space for both relaxing and dining.
Modern Comforts: Fully equipped with double glazing and gas central heating for year-round efficiency.
Downstairs WC: A highly convenient cloakroom situated on the ground floor.
Three First-Floor Bedrooms: Three well-proportioned bedrooms located on the upper level.
Family Bathroom: A main family bathroom servicing the first floor.

Property Overview

Ground Floor

The ground floor opens into a welcoming entrance hallway that provides direct access to the private, fully enclosed rear garden—perfect for outdoor entertaining, children, and pets. The heart of the home is the expansive living and dining room, offering a bright and flexible footprint for everyday family life. A functional kitchen and a handy downstairs WC complete the ground-floor layout.

First Floor

Upstairs, the first-floor landing leads to three good-sized bedrooms with excellent natural light, alongside a central family bathroom.

Location

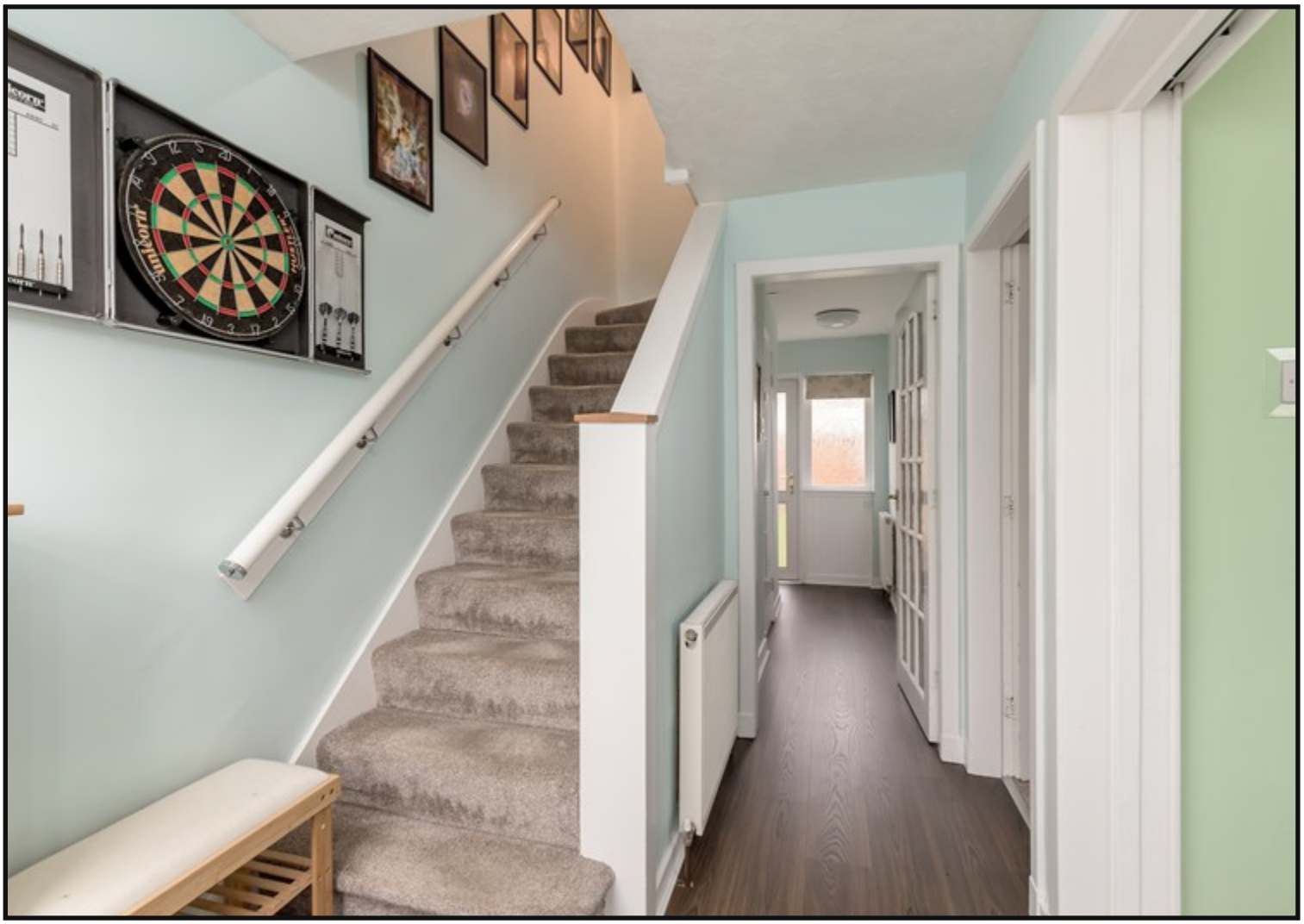
Situated in the established Oxgangs district, the property enjoys fantastic local amenities, highly regarded schooling, and superb transport links directly into Edinburgh City Centre, while the scenic Pentland Hills are just a short drive away.






NINJA















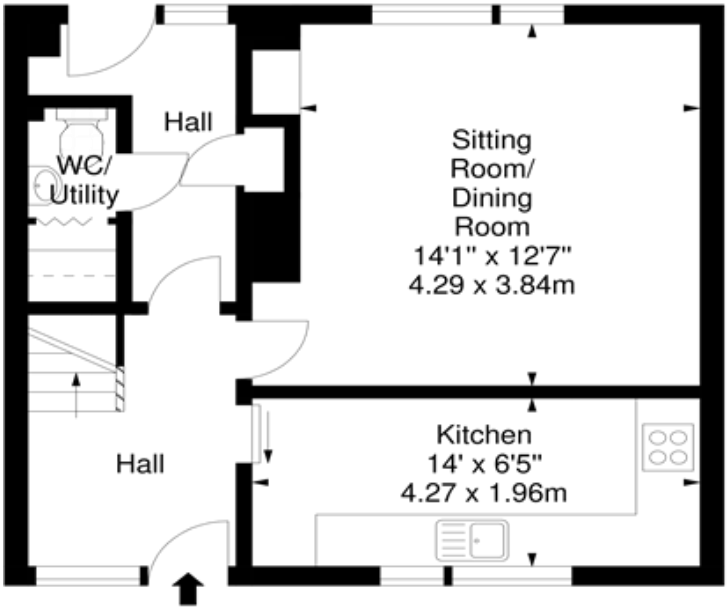




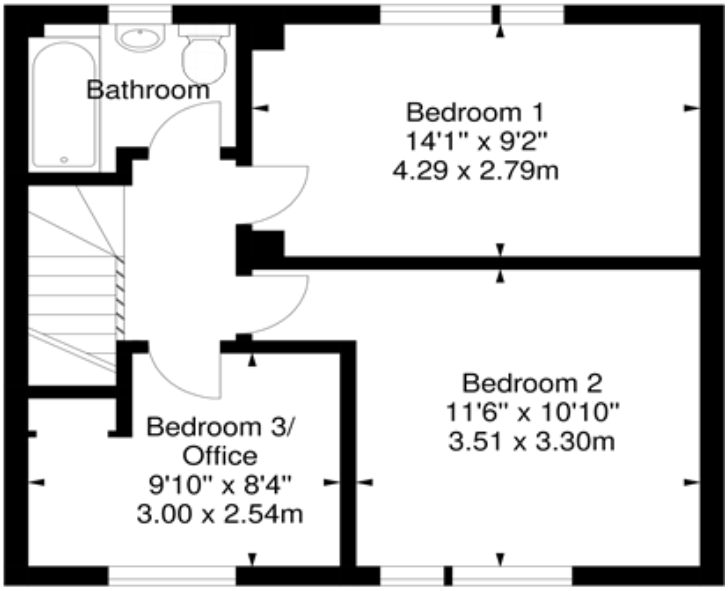




For identification only. Not to scale.
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Ground Floor



First Floor

ROOM DIMENSIONS	(in meters)		(in meters)
SITTING / DINING ROOM	4.29 X 3.84	KITCHEN	4.27 X 1.96
BEDROOM 1	4.29 X 2.79	BEDROOM 2	3.51 X 3.30
BEDROOM 3 / OFFICE	3.00 X 2.54		

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Please note - if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition. It is strongly recommended that any interested party should read the Home Report on the property. Any matters concerning the property mentioned in the Home Report should be considered to have been disclosed by these particulars of sale.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given..

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