

115 OXGANGS ROAD NORTH  
FIRRHILL, EDINBURGH, EH14 1ED

CURRAN & CO  
PROPERTY



115 OXGANGS ROAD NORTH  
FIRRHILL, EDINBURGH, EH14 1ED

OFFERS OVER £420,000



'Situated on a quiet street located bordering Greenbank Village, this charming period home is presented in move-in condition and enjoys a wealth of desirable features'

- Generous Plot on Quiet Street
- Rarely Available Victorian Semi-Detached House
- Spacious Living / Dining Room
- Modern Breakfasting Kitchen
- Three Double Bedrooms
- Family Bathroom & Separate WC
- Wraparound Gardens, Driveway & Detached
- Move-in Condition Throughout



#### Description

Formerly one of two Surgeon's Lodges serving the old City Hospital, and historically known as West Lodge, 115 Oxgangs Road North is a rarely available three-bedroom semi-detached Victorian house. Occupying a peaceful position bordering Greenbank Village, this charming period home is presented in move-in condition and enjoys a wealth of desirable features including stunning views towards the Pentland Hills, generous wraparound gardens, a gated driveway and detached garage.

The family-sized accommodation comprises an entrance vestibule opening into a welcoming hall with a large walk-in storage cupboard and a passage leading to the rear door and windowed WC. The spacious living/dining room provides ample space for both seating and dining furniture and features a multi-fuel stove and useful

storage cupboard. The modern breakfasting kitchen is fitted with base and wall-mounted units and incorporates an integrated electric oven, stainless steel gas hob, glass extractor hood and dishwasher, and a freestanding fridge/freezer and washing machine. A carpeted staircase leads to the first-floor landing, where there are two generous double bedrooms with fitted wardrobes and superb views towards the Pentland Hills, a further double bedroom overlooking the rear garden, and a contemporary family bathroom featuring a shower over the bath and a vanity unit providing excellent storage. Further benefits include gas central heating and double glazing throughout.

Externally, the property occupies a generous plot with beautifully maintained wraparound gardens. The front garden is predominantly laid to lawn, bordered by mature hedging and set above street level, providing

excellent privacy. To the side of the house, a gated driveway provides off-street parking for two vehicles and leads to a sizeable detached garage. The landscaped rear garden is enclosed by established hedging and incorporates an elevated lawn, well-stocked borders, a patio and a designated clothes drying area.

#### Extras

Extras to be included in the sale are all curtains and blinds, and integrated and freestanding kitchen appliances.

#### EPC Rating

The energy efficiency rating for this property is band D.

#### Council Tax

This property is subject to council tax band D.





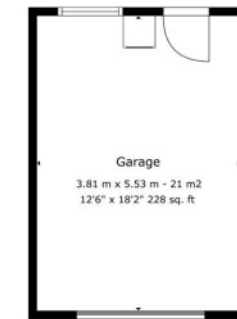
# CURRAN & CO PROPERTY

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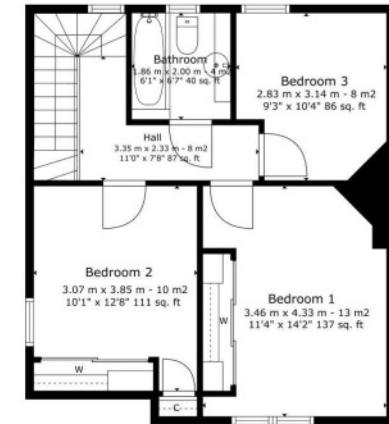
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Ground Floor



**115 Oxgangs Road North  
Edinburgh, EH14 1ED**  
Approx. Gross Internal Area  
(excluding garage): 101 Sq. M



1st Floor

### Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract. All measurements are approximate and are generally taken from the widest point.