

119 Oxgangs Road

Oxgangs, Edinburgh EH13 9NG



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Spacious detached house

in a leafy south Edinburgh setting



This spacious detached house offers an appealing family home in a leafy south Edinburgh setting, combining three double bedrooms with an exceptionally large living and dining room, a bright conservatory, and three bath or shower facilities. Set within a small development of three properties, it also enjoys an enclosed rear garden, shared residents' parking, and a private garage within a detached block.

General Features

- Spacious three-bedroom detached house in south Edinburgh
- Leafy residential setting close to Oxgangs and Fairmilehead
- Bright, neutrally presented interiors
- Local shops, schools, and bus links within easy reach
- Convenient access to the City Bypass and central Edinburgh
- Pentland Hills and numerous outdoor pursuits nearby
- Air-source heat pump supplying heating and hot water

Accommodation Features

- Welcoming entrance hall with useful built-in storage
- Practical ground-floor wet room with level-access shower area
- Exceptional thirty-foot living and dining room
- Bright conservatory with direct garden access
- Separate kitchen with extensive cabinetry and rear entrance
- Spacious principal bedroom with dedicated dressing area
- Fitted wardrobes and en-suite shower room
- Two further well-proportioned double bedrooms
- Versatile third bedroom suitable for home working
- First-floor family bathroom with a full-sized bath
- Three bath or shower facilities across both levels
- Air source heat pump and full double glazing

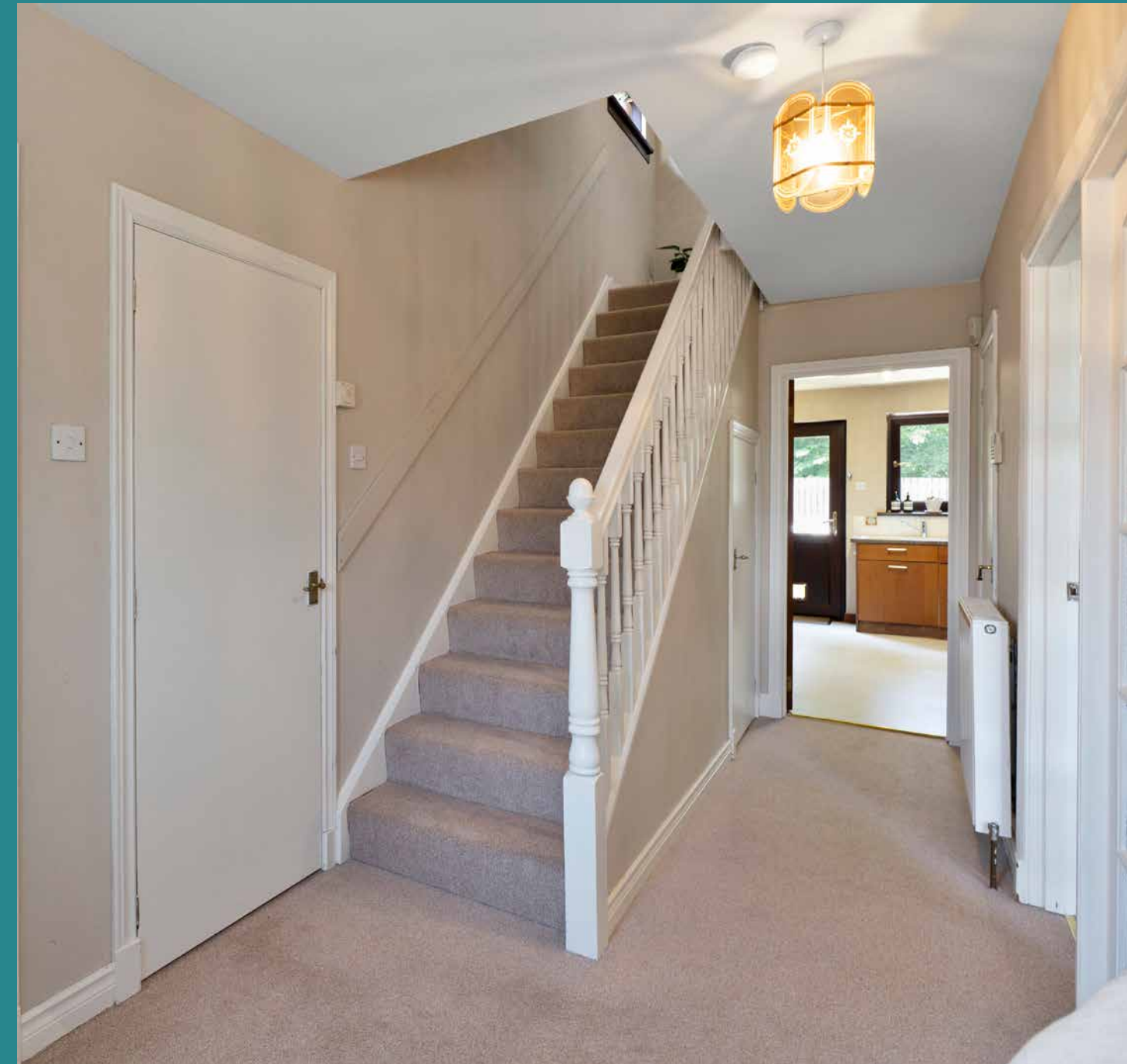
Exterior Features

- Sheltered and enclosed rear garden
- Lawn, mature greenery, and space for outdoor seating
- Direct garden access from the kitchen and conservatory
- Secure garage block including a private single garage

Welcome to

119 Oxgangs Road

The property combines a peaceful, established setting with excellent everyday convenience. Local shops, schools, green spaces, and regular transport links are all within easy reach, while the city centre, the Edinburgh City Bypass, and the open landscapes of the Pentland Hills are readily accessible. Extending to approximately 134 square metres, the house offers excellent proportions and scope for buyers to personalise.



The front door opens into a comfortable reception hall with soft neutral décor, useful built-in storage, and a staircase to the first floor. A practical wet room sits nearby, adding valuable flexibility for guests, accessible living, or busy family life.

Superb space

for relaxing
and dining



Exceptional thirty-foot living and dining room



Forming the sociable heart of the home, the impressive living and dining room extends to over thirty feet and offers ample space for relaxing, entertaining, and family meals. Its open layout is enhanced by a broad front-facing window and French doors leading into the conservatory.





Wrapped in glazing beneath a pitched roof, this peaceful garden room provides a sun-filled retreat, with direct access outdoors.



Well-appointed

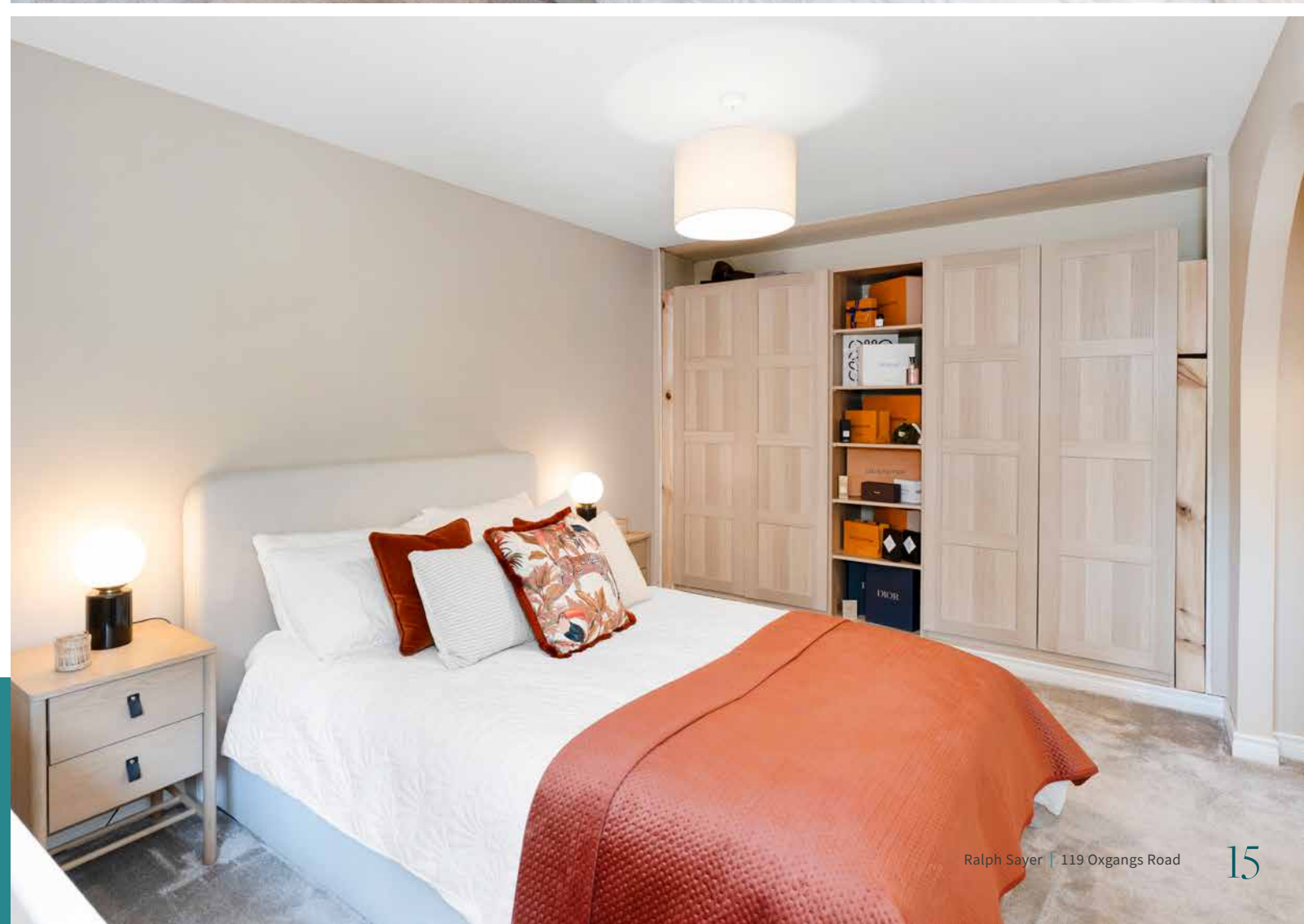
kitchen with garden access

The separate kitchen is appointed with extensive wood-toned cabinetry, contrasting worktops, tiled splashbacks, and space for a full range of appliances. A rear-facing window draws in garden views, while an external door makes outdoor dining and day-to-day access especially convenient.

Principal bedroom

with a
dedicated
dressing area
& en-suite
shower room

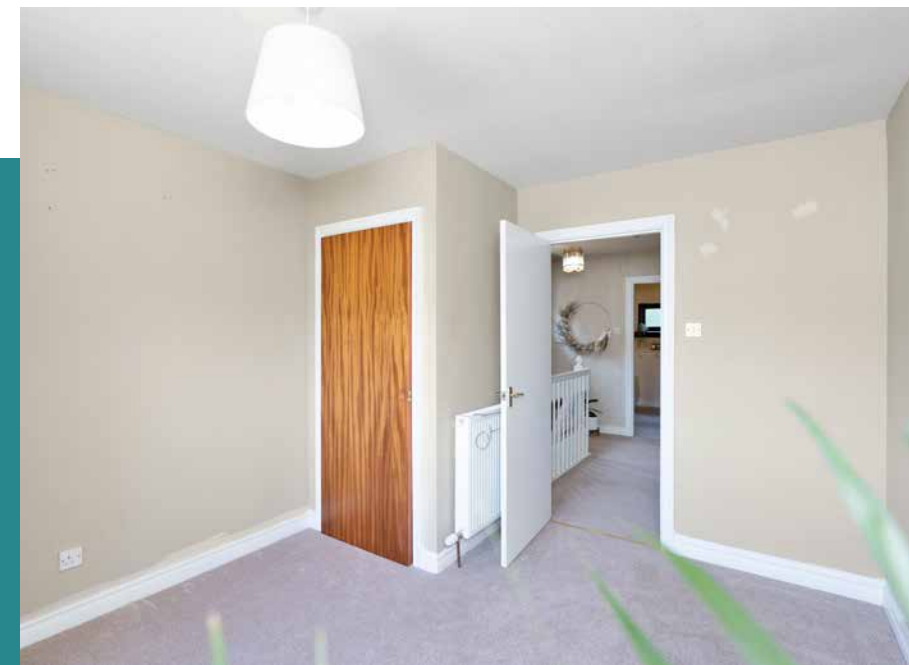
The principal bedroom is an exceptionally well-proportioned retreat, finished in restful neutral tones. An arched opening leads to fitted storage and an en-suite shower room, equipped with a corner shower enclosure, WC, and washbasin.



double bedrooms

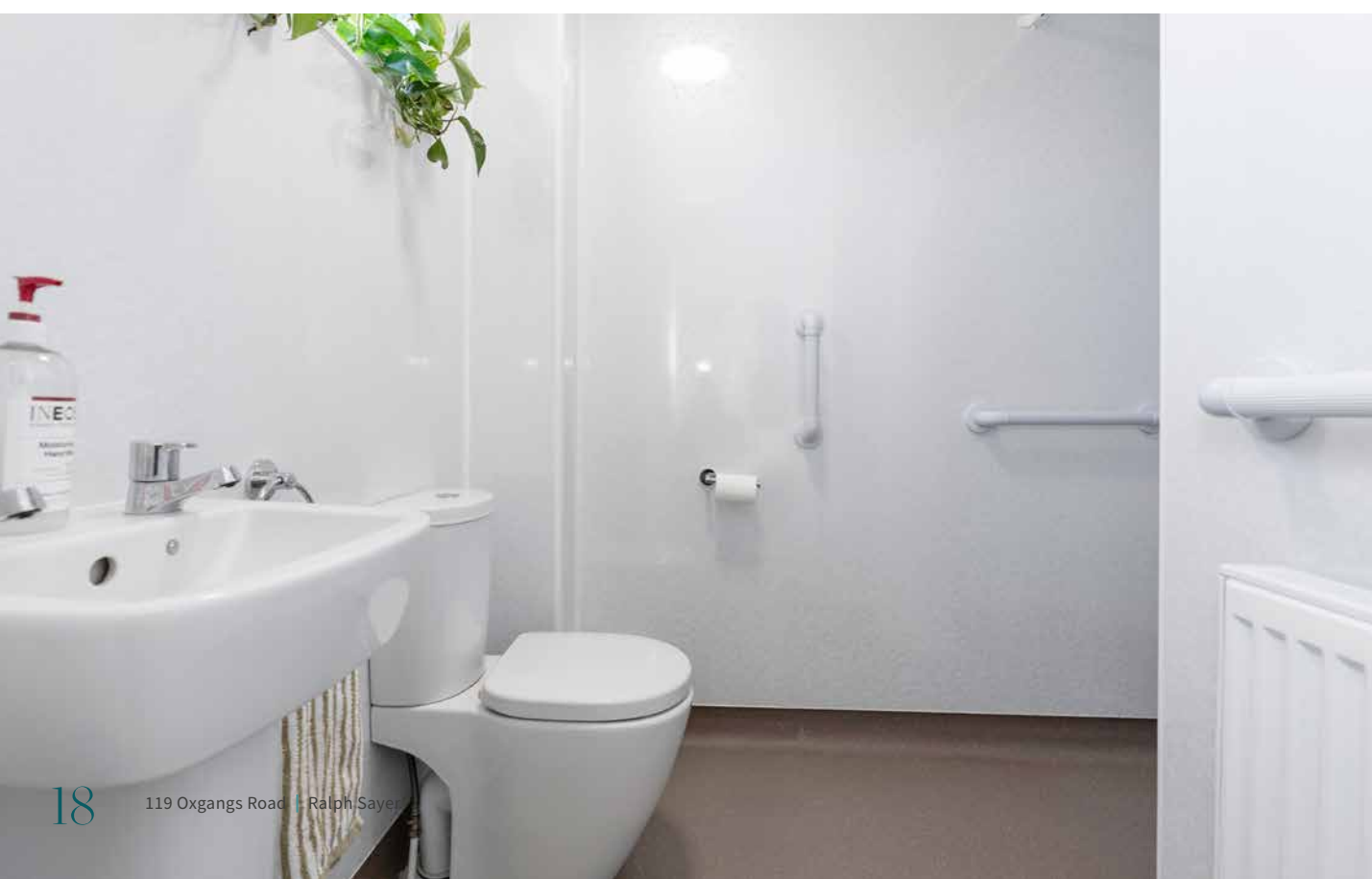
Two further

Two additional bedrooms provide excellent flexibility for children, guests, or home working. The second bedroom is particularly spacious, while the third also comfortably accommodates a double bed and includes built-in storage. A naturally lit landing features further storage and access to the attic.





Bathrooms



Family bathroom & ground-floor wet room

Completing the first floor is a family bathroom fitted with a bath, pedestal basin, and WC. Together with the principal en-suite and ground-floor wet room, it creates excellent convenience across both levels.

Extras: All fitted floor coverings, window coverings, light fittings, and appliances are included in the sale. Freestanding appliances include electric cooker, dish washer, washing machine and tumble dryer.



Enclosed garden

with a leafy backdrop



The enclosed rear garden offers a sheltered outdoor space bordered by timber fencing and mature greenery. Predominantly laid to lawn, it includes room for seating, planting, and family recreation, with the conservatory creating an easy connection between indoors and out.



Energy-efficient heating, shared parking, & private garage



An air-source heat pump supplies the home's heating and hot water. Shared parking serves the three properties within the development, while each home also benefits from its own private garage in the detached block.

Property Name

119 Oxgangs Road

Location

Oxgangs, EH13 9NG

Approximate total area:

134.0 sq. metres (1442.4 sq. feet)

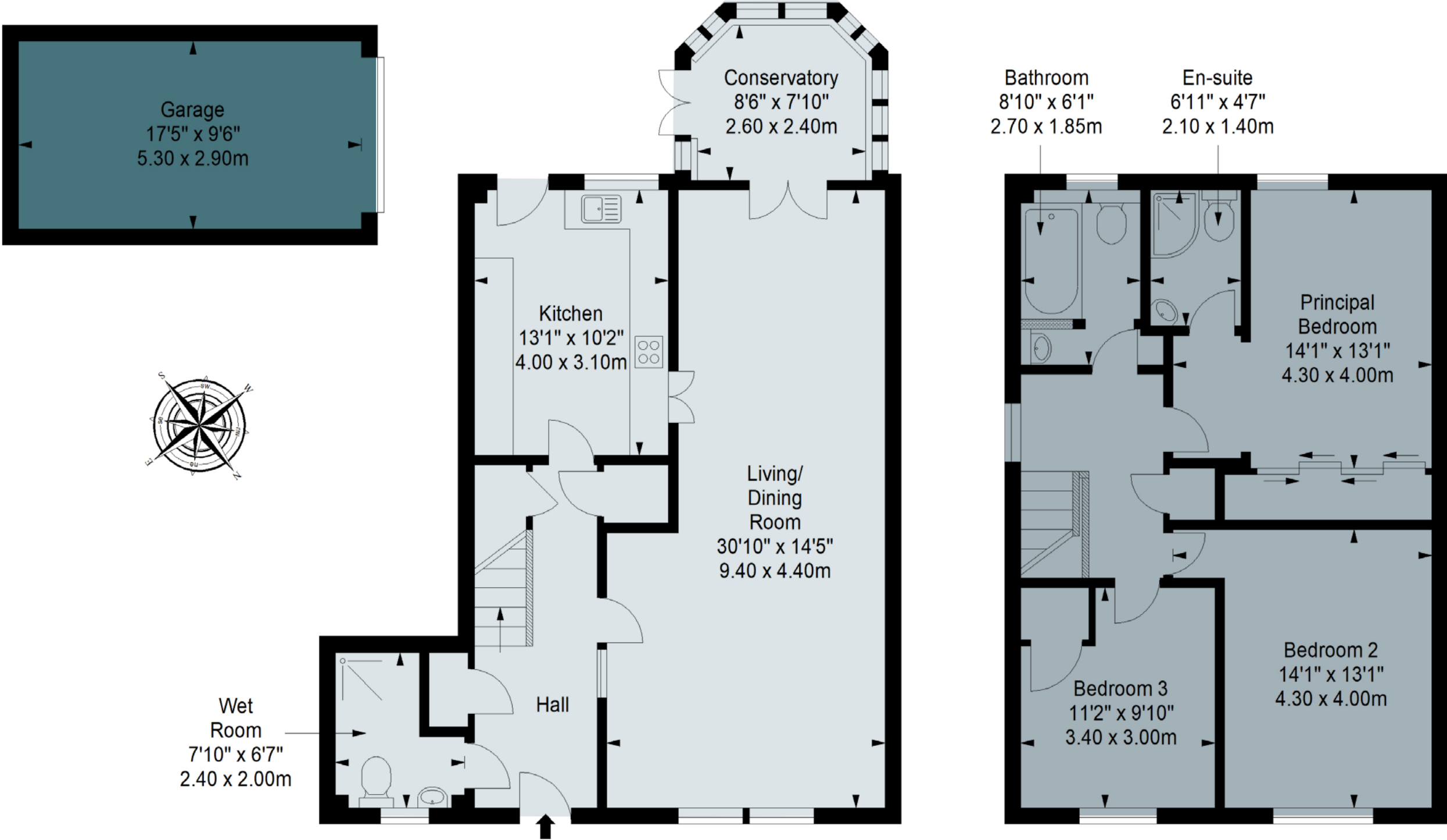
The floorplan is for illustrative purposes.
All sizes are approximate.

- Ground Floor
- First Floor
- Garage

EPC Rating - D

Council Tax Band - F

Home Report Value - £460,000



Oxgangs

Edinburgh

The popular and well-connected suburb of Oxgangs lies just over 3 miles from the city centre, making it an ideal location for city professionals and families alike. A large-scale regeneration project in the area, which has been ongoing for the last 10 years, has created new homes, commercial properties, and open green spaces, ensuring the growth of Oxgangs and making sure there is something for everyone in the area. Oxgangs is home to a fantastic range of amenities, including supermarkets, a library, a Post Office, a doctor's surgery, a pharmacy, newsagents, a bakery, a selection of takeaway outlets, hairdressers, barbers, and beauty salons. Oxgangs Neighbourhood Centre and the Pentland Community Centre are at the heart of the community and offer a range of health, fitness

and dance classes, art classes, social groups, youth groups, and youth activities. For the active type, Gracemount Gym and Craiglockhart Leisure & Tennis Centre are both within easy driving distance, or for the outdoor lover, the area is surrounded by open green spaces and lies enviably close to the Pentland Hills Regional Park and the Hermitage of Braid and Blackford Hill Nature Reserve. Oxgangs is served by several primary schools, with secondary schooling provided nearby, and further education is easily accessible with Napier University close-by. The area is well-connected to the city centre and the rest of the capital with regular bus services, as well as being ideally placed for swift access to the City Bypass.

Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



CHARTERED FIRM

Zoopla.co.uk rightmove  OnTheMarket.com

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.