

37 Oxgangs Park

OXGANGS, EDINBURGH, EH13 9LD



*THIS TWO-BEDROOM END-TERRACED
HOUSE ENJOYS GENEROUS GARDENS*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present to the market this well-positioned two-bedroom end-terraced house, offering an excellent opportunity for a buyer looking for a home they can modernise and make their own. With its generous front garden, private low-maintenance rear garden and excellent potential, this property is sure to appeal to a wide range of buyers.

The accommodation is arranged over two floors. On the ground floor, the dual-aspect living and dining room is a bright and versatile space with excellent potential to create a comfortable main reception room with defined living and dining areas. The galley-style kitchen is positioned to the rear and provides access to the garden.

The Property







Upstairs, there are two well-proportioned double bedrooms, along with a bathroom. The property further benefits from gas central heating and double glazing.

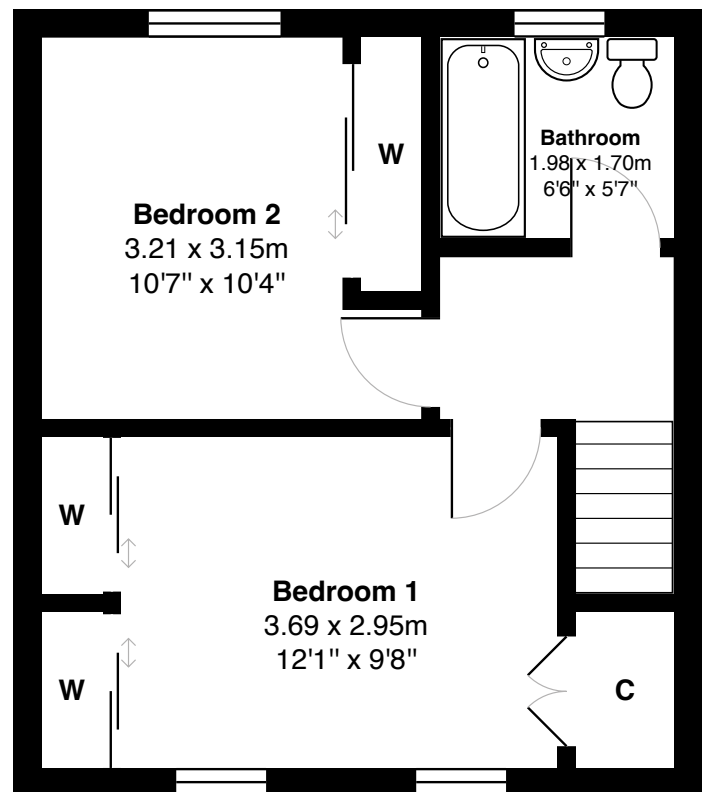
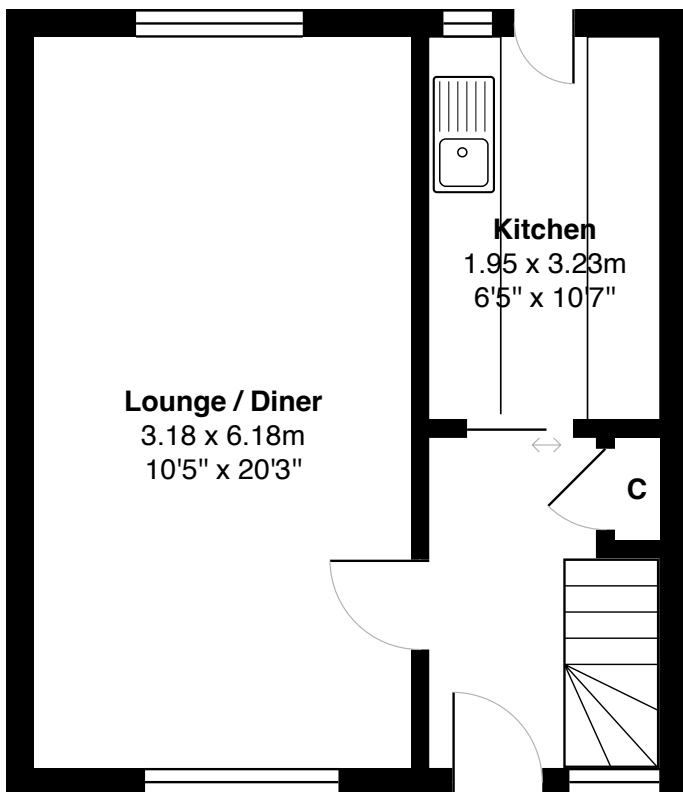








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Gross internal floor area (m²): 66m²

EPC Rating: E

Floor Plan



Externally, the property is particularly appealing, with a large front garden providing excellent kerb appeal and a very private, low-maintenance rear garden, offering a pleasant outdoor space without being overly demanding to maintain.

The property would benefit from a degree of modernisation, but this is reflected in its excellent potential. For buyers willing to put their own stamp on a property, there is considerable scope to update and improve the accommodation and create a home that genuinely reflects their own taste and requirements.

Situated within the established residential area of Oxfords, the property is well placed for a range of local amenities, schools, transport links and recreational facilities, while the City Bypass provides convenient access to Edinburgh and beyond. Overall, this is an excellent opportunity to acquire a well-proportioned two-bedroom home with generous gardens, good privacy and significant potential for improvement. Early viewing is highly recommended to appreciate both the accommodation and the opportunity on offer.





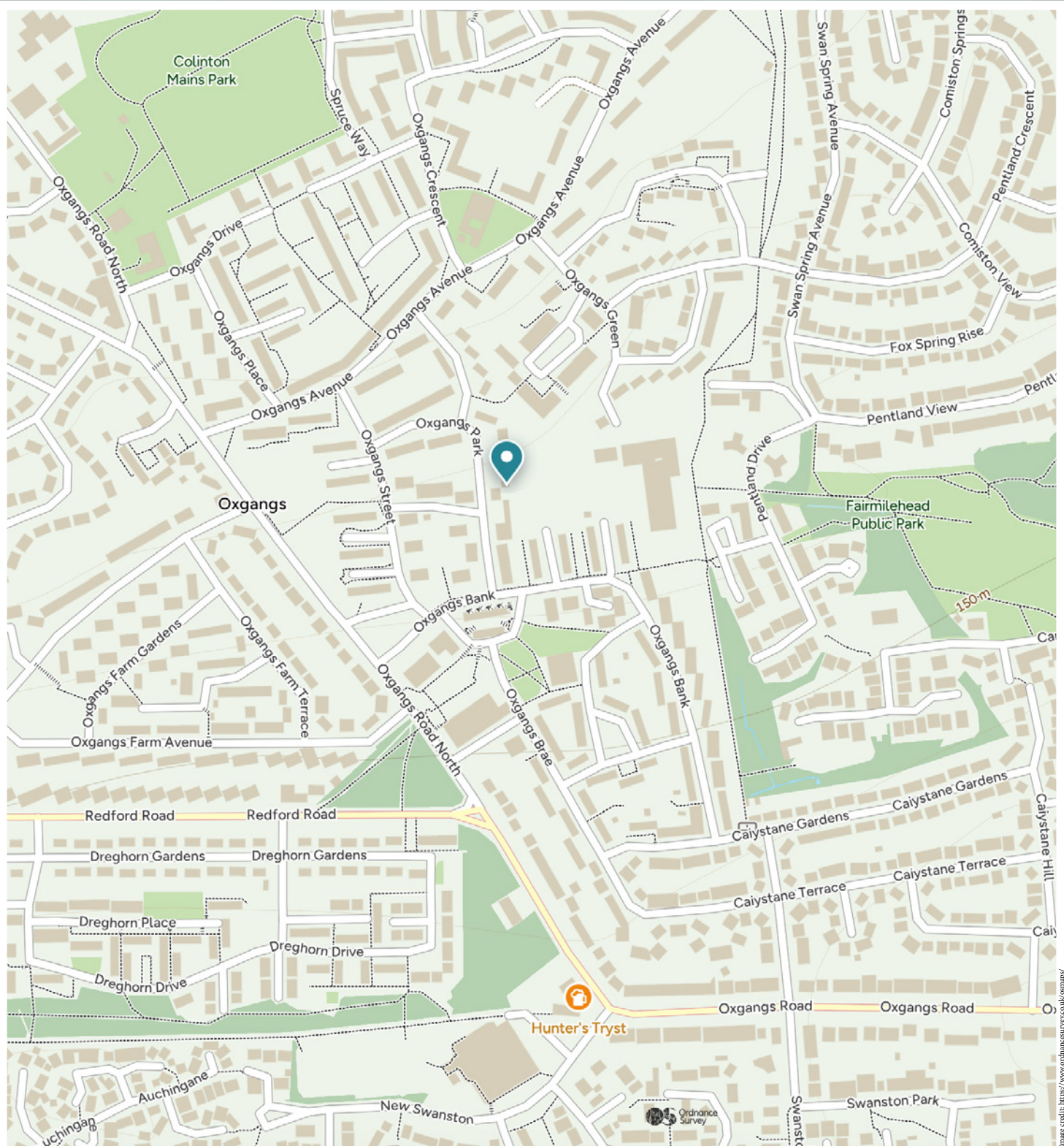
Oxfangs Park is situated in the established residential district of Oxfangs, approximately four miles south-west of Edinburgh city centre. The area offers city convenience and immediate proximity to green spaces, popular with families, first-time buyers, and commuting professionals.

Local amenities include shops, a pharmacy, Post Office, and Oxfangs Library, with major supermarkets including Morrisons and Tesco just moments away. Outdoor options are abundant, with Colinton Mains Park offering green space, play areas, and football pitches, while the nearby Pentland Hills Regional Park and Water of Leith Walkway provide superb walking, running, and cycling routes.

Public transport is excellent, with frequent Lothian Bus services providing direct access to the city centre. For motorists, the Edinburgh City Bypass is reachable within minutes, offering seamless links to the M8/M9 network, Edinburgh Airport, and the Queensferry Crossing.

Schooling is well-represented from nursery to secondary level, with well-regarded schools including Pentland Primary and Firrhill High School.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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