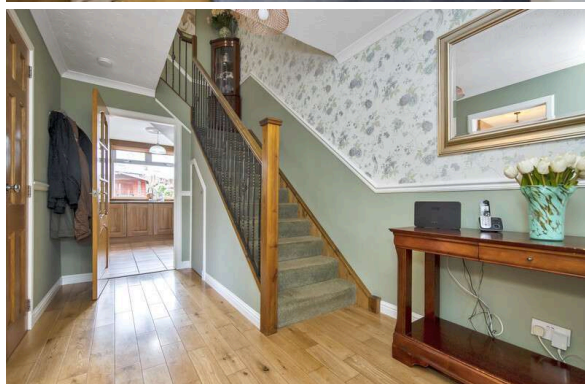




58 Oxgangs Farm Drive
OXGANGS | EDINBURGH | EH13 9PS

warners
solicitors & estate agents



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Warners are delighted to present to market this fabulous three bed end terraced villa, of immense appeal with garage and private driveway, within a mature, well established residential area close to super amenities, schools and transport links. The property boasts a beautifully enclosed rear garden, offering a high degree of privacy and security, and enjoys superb open views to the rear with partial views to Edinburgh Castle. This exceptional family home must be viewed to appreciate the wonderful sense of light with the added benefit of a spacious conservatory to the rear, where one can relax and enjoy the garden views. The property comprises: -

- Welcoming entrance vestibule and hallway with stunning oak flooring which extends into the living room. There is excellent storage and lovely oak staircase leads to upstairs accommodation
- Light and spacious living room boasting a feature fireplace with gas insert, providing a cosy focal point
- Open kitchen/dining room which enjoys a good mix of base and wall cabinetry. French doors lead directly to the conservatory and there is handy breakfast bar to enjoy that morning coffee
- Conservatory which enjoys views to the private landscaped rear garden
- Two double bedrooms, one with fitted wardrobes
- Further bedroom, also with fitted storage
- Modern family bathroom with stylish four piece suite
- Attached single garage
- Monobloc driveway
- Gas central heating and double glazing
- Partially floored attic with Ramsey ladder access
- Front and rear low maintenance gardens. The fully enclosed rear garden comes with separate patio and decking areas, making ideal for alfresco dining and outdoor entertaining. There is also a good sized shed for external storage

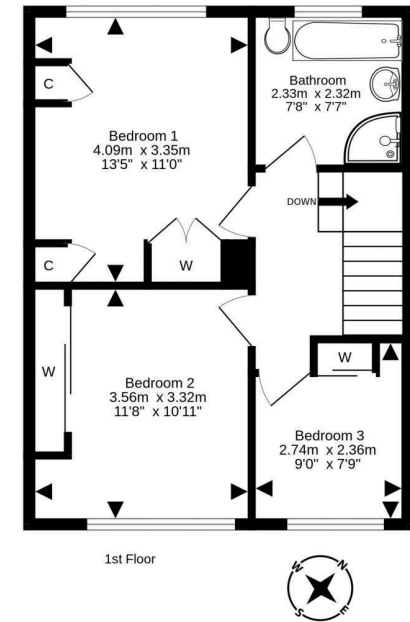
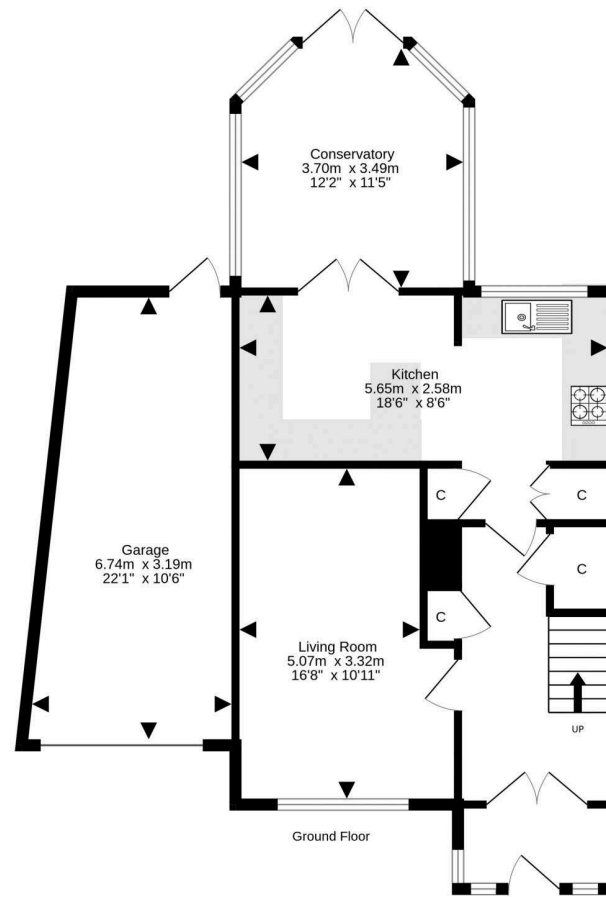
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All blinds, light fittings, sliding wardrobe, American style fridge freezer, Range cooker, washer dryer and dishwasher will be included in the sale of the property. EPC: C

Oxgangs is a popular suburb in south-west Edinburgh close to Colinton and Craiglockhart. A selection of local amenities cater for day to day requirements. Tesco, Morrisons and Aldi all have stores close at hand and there is a large library within the area. A more comprehensive range of shops and banking services is available at nearby Colinton Village and in Morningside. Schooling is well represented from nursery to senior level, with Napier University within easy reach for the more mature student. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024