



147 OXGANGS ROAD NORTH EDINBURGH, EH13 9DX

OFFERS OVER £199,950

VIEWING: BY APPOINTMENT PLEASE
TELEPHONE SOLICITORS ON 0131 665 9041

EXCELLENT OPPORTUNITY TO PURCHASE THIS BEAUTIFULLY PROPORTIONED, EXTENDED TERRACED VILLA WITH STUNNING VIEWS OF THE PENTLAND HILLS AND WITHIN EASY REACH OF ALL AMENITIES.

- ENTRANCE HALL
- BRIGHT LOUNGE
- LARGE DINING ROOM
- FITTED KITCHEN
- GROUND FLOOR WC
- UPPER LANDING
- THREE BEDROOMS
- MODERN SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE GARDENS
- ON STREET PARKING

Zoopa

s1homes.com

Scotland's no.1 independent property site

espc

onTheMarket.com

DESCRIPTION

147 Oxgangs Road North is a beautifully proportioned terraced villa enjoying stunning views of the Pentland Hills. The property would now benefit from some further modernisation but offers excellent potential to be a lovely family home. The accommodation is entered into a bright main hallway with the lounge off to the right, with a window to the front and a feature fire surround with living flame gas fire, leading through to a large dining room with a window to the rear and a display recess with storage underneath. The kitchen is accessed from the dining room and is a good size with an excellent range of base and wall units and the hob, double oven, washing machine, tumble dryer and integral fridge freezer and dishwasher are all included in the sale. There is a window and a door providing access to the rear garden. The inner hall, which can be accessed from the main hallway or from the dining room, has a storage cupboard and leads to a lovely modern cloakroom with low maintenance wall panelling, a two-piece white suite incorporating a vanity unit and there is an under stairs storage cupboard. Upstairs the landing provides access to two large double bedrooms, one with fitted wardrobes and a generous single bedroom with a storage cupboard, two of which enjoy views to The Pentlands. To complete the accommodation is a lovely modern shower room with a three-piece white suite with a corner shower cubicle, a vanity unit, a heated towel rail and low maintenance wall panelling. The property has double glazing and gas central heating with the back boiler having been replaced approximately one year ago. There is a low maintenance private garden to the front and a further garden to the rear with a garden shed. Early viewing is highly recommended to appreciate the potential of accommodation on offer.

LOCATION

Oxgangs is a very popular residential area with access to good local shopping facilities with both small shops and a variety of supermarkets, all easily accessible. The Gyle Shopping Centre and Hermiston Gait Retail Park are also just a short drive away and nearby Morningside and Colinton Village also offer excellent facilities. Schooling is represented at all levels with Napier University for the mature student. There are excellent transport links throughout Edinburgh and beyond with easy access to the city bypass and main motorway networks and a good public transport service operates to the city centre and surrounding areas. Leisure facilities are plentiful with an excellent choice of parks, numerous golf courses and the Braid Hills, Pentland Hills and Hillend Ski Centre all close by.

PARKING

On street parking is available.

EXTRAS

All carpets and flooring, hob, double oven, washing machine, tumble dryer, integral dishwasher and fridge freezer and the garden shed are all included in the sale.

