

**82 OXGANGS TERRACE,
COLINTON MAINS,
EDINBURGH
EH13 9BP**



STEWART WATT & CO.
RESIDENTIAL PROPERTY



Main door, flexible upper flat with private garden in this sought after residential location which would make an idea first home, downsizer or; long-term investment opportunity.

VIEWING BY APPOINTMENT ONLY
CALL 0131 659 9612

OFFERS OVER £175,000

- Popular Residential Area
- Flexible formation
- Rear facing living room with the separate kitchen and dining room / third bedroom off
- Front facing lounge with feature fireplace
- Double bedroom with mirrored wardrobes
- Main shower / wet room
- Private side and rear gardens along with a shared drying green
- Gas Central Heating & Double Glazing
- On-street unrestricted parking



A purpose built, flexible upper flat which is currently set-up with 2-public rooms, separate kitchen, 2-bedrooms and the main wet room with attic space and storage cupboards.

ENTRANCE STAIR & LANDING:

Private front door grants access to the staircase and a second door opens into the landing. There is also the attic hatch.

LIVING ROOM:

Rear facing overlooking the gardens with a lengthy walk-in storage cupboard and additional storage press.

KITCHEN:

Located off the living room and comes with a selection of wall & base units, ample work surface for the size and the freestanding white goods contained within.

LOUNGE:

Front facing, with feature fireplace and could easily be used as an additional double bedroom.

MASTER BEDROOM:

Front facing and comes with mirrored wardrobes which come with the property.

SECOND BEDROOM:

Again, located off the living room and is currently set-up as a dressing room but could easily be used as a single bedroom, dining room or; office space.

WETROOM:

Consists of an electric shower, WC and wash hand basin.

EXTERNAL:

A short flight of stairs leads to the path to the front door which also leads round to the rear of the building. The property has its own private garden space to the side of the pathway and, a private plot to the rear where you will also find a shared drying green.

LOCATION:

The popular Colinton Mains district lies to the south of Edinburgh's City Centre. Local amenities include a range of local stores along with the large Tesco Superstore at Firrhill.

There are good transport links to and from the City Centre and you are also a short drive from the City Bypass providing access to the Motorway networks and airport.

For those who enjoy outdoor pursuits, the Pentland Hills offer extensive walkways to spend a day and there is also the Craiglockhart Leisure Centre and the parkland nearby. There are well regarded local schools making this an ideal location for budding families.

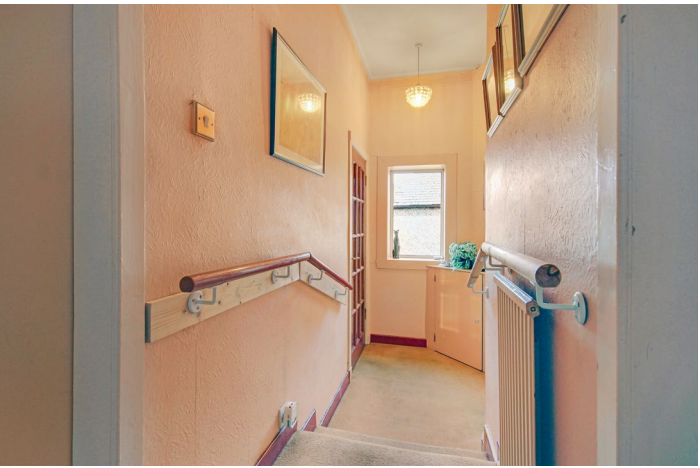
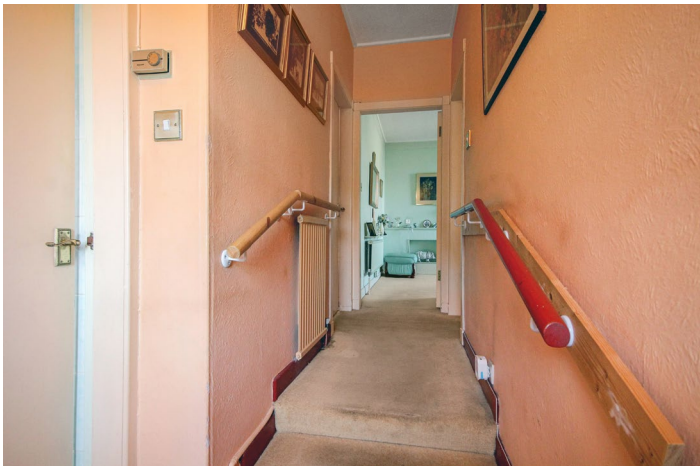
Home Report Value: £180,000

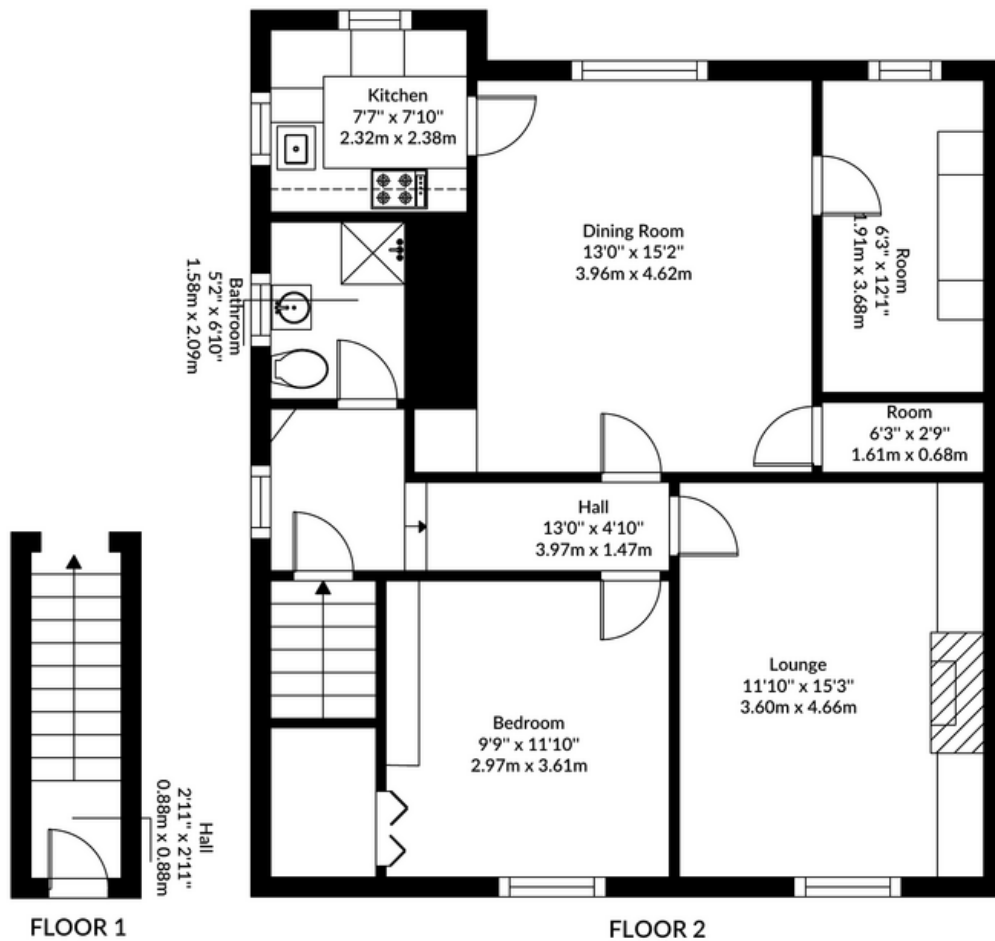
Council Tax Band: D

EPC Band: D-68

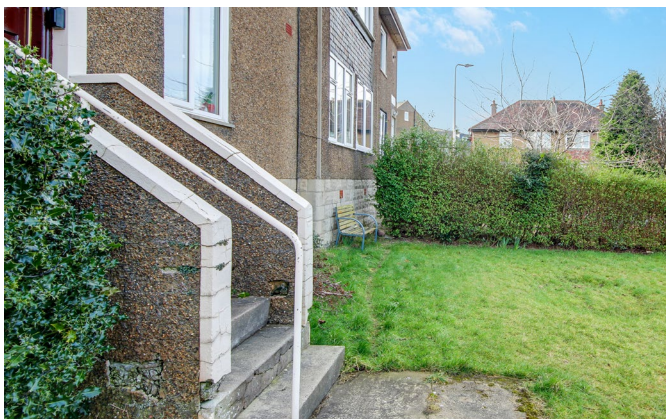
EXTRAS:

All fitted floor coverings, light fittings, wardrobes in the master bedroom and freestanding white goods are included in the sale. This includes a gas hob / oven, washing machine and fridge. Additional items may be available but all items that remain will be sold as seen, with no warranties or guarantees provided.





This plan is for layout guidance only and is not drawn to scale. whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2025



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