



38 Oxgangs Farm Drive, Edinburgh, EH13 9PR

Beautifully presented and significantly extended three-bedroom mid-terraced house, offering spacious and versatile family accommodation in a peaceful residential setting on the southern side of Edinburgh.

A particular highlight is the substantial rear extension, which has transformed the ground floor to create a generous kitchen and dining space overlooking and opening towards the garden. Combined with a comfortable living room with wood-burning stove, three well-proportioned bedrooms and excellent storage, the property offers a highly practical layout ideally suited to modern family life. There is a single garage located nearby which provides additional storage.

The house has been well maintained and upgraded, with a modern kitchen, bathroom and heating, while retaining a warm and welcoming feel throughout. Its elevated position is another notable feature, enjoying impressive open views across south Edinburgh and beyond towards the Forth bridges. The central heating boiler was replaced recently with a modern combi boiler for year round comfort.

The accommodation comprises:

- Welcoming entrance hall with useful under stair storage and an additional storage cupboard
- Downstairs WC fitted with a wash basin

Comfortable living room centred around a wood-burning stove, creating an attractive focal point and a particularly cosy space during the colder months



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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- Impressive extended kitchen / dining room, providing an excellent everyday family and entertaining space, fitted with farmhouse-style cream units, complementary laminate worktops and appliances including a gas cooker. The generous proportions provide ample room for a substantial dining table
- Upper landing with hatch providing access to the loft
- Modern family bathroom fitted with a bath with mains-pressure shower over, wash basin with vanity storage and WC
- Rear-facing principal double bedroom with fitted wardrobes and attractive open outlook
- Further generous double bedroom to the front
- Good-sized third bedroom, ideally suited as a child's bedroom, nursery or home office

Exterior

The property benefits from private front and rear gardens, with the rear garden enjoying a sunny westerly aspect, lawn, two paved patio areas, raised planters and mature apple, Plum and pear trees. A garden shed is also included. There is a single garage located nearby which provides additional storage.

Location

Oxgangs Farm Drive enjoys a peaceful residential setting on the edge of Colinton and Colinton Mains, offering excellent access to Edinburgh city centre and a wide range of local amenities. Everyday shopping is convenient, with Tesco, Aldi and Morrisons all nearby, while Colinton and Morningside offer a selection of independent shops, cafés and restaurants. The area is well served by local schooling, medical facilities and regular bus services.

For outdoor enthusiasts, Dreghorn Woods, the Pentland Hills, nearby golf courses and Midlothian Snowsports Centre are all within easy reach. The City Bypass also provides excellent access to Edinburgh Airport and the wider central Scotland motorway network. 38 Oxgangs Farm Drive offers a superb combination of spacious accommodation, a private west-facing garden and a convenient residential location.

Extras

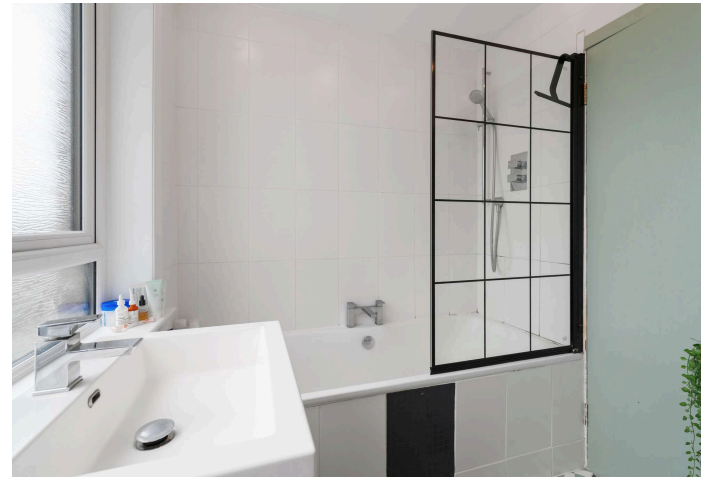
The fixed floor coverings, blinds, curtains, light fittings and kitchen appliances are included in the sale.

Council tax band - D











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Total Area: 113.4 m² ... 1221 ft²

All measurements are approximate and for display purposes only.

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Offers can be submitted in writing, fax or email:

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