



4/4, Oxgangs Farm Gardens, Edinburgh, EH13 9QE

Beautifully Presented, Two-Bedroom, South-Facing, First-Floor Flat with Garden Plot

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Property Description

Beautifully presented, south-facing two-bedroom, first-floor flat, with a private garden plot, forming part of an established development. Located on a quiet side street, in the popular Oxfangs area, south-west of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms, and a bathroom.

Tastefully finished in light neutral decor throughout, featuring a modern fitted kitchen with appliances and extensive quality oak wood flooring. In addition, there is a contemporary bathroom, gas central heating, double glazing and good storage, including an external store in the communal hall.

Externally, there is a private rear garden lawn plot, open to an additional shared drying green, with unrestricted street parking to the front.

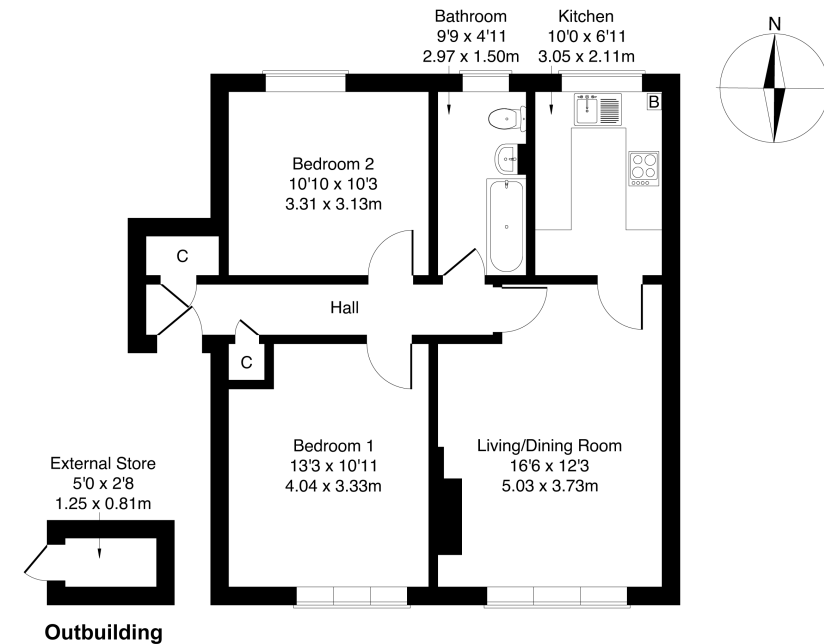
A welcoming entrance hall sets the tone for this well-presented property, providing access to the majority of the accommodation and benefiting from two useful storage cupboards. Quality oak flooring flows seamlessly into the bright and spacious living/dining room, which enjoys a desirable south-facing aspect, filling the room with natural light. A feature wall and wall-mounted TV point add to the room's appeal. The adjoining kitchen is fitted with a contemporary range of units and worktops, incorporating a sink, integrated gas hob and oven, together with a selection of freestanding appliances including a fridge/freezer, washing machine and dishwasher.

Two well-proportioned bedrooms are positioned to opposite aspects, both finished in light, neutral tones and featuring oak flooring and ample space for freestanding furniture. Completing the accommodation is a stylish bathroom fitted with a modern three-piece suite, including a rainfall shower over the bath, contemporary panelled splash walls, recessed spotlights and a ladder-style radiator.



4/4 Oxfangs Farm Gardens, Edinburgh EH13 9QE

Approximate Gross Internal Area: (678 sq ft - 63 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Oxfangs is a popular residential area surrounded by numerous public parks and waterways, including the Water of Leith, Colinton Dell, and Spylaw Park. The Pentland Hills nearby offer scenic walks and viewpoints, alongside a variety of golf courses. The area boasts highly regarded schools and a diverse range of amenities, including

restaurants, pubs, and leisure facilities such as Craiglockhart Sports Centre and Hillend Ski Slope. Morrisons, Aldi, and Tesco supermarkets are located nearby. With regular public transport available, Oxfangs is well-placed for those working in the city centre, offering easy access to the city bypass, major trunk roads, and motorways.





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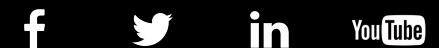
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