



48 Oxgangs Road North
COLINTON | EDINBURGH | EH13 9DR


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solicitors & estate agents



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Light and spacious upper villa flat with south-facing private garden and drive, quietly tucked away within a sought after residential area convenient for varied local amenities, regular bus services into the City Centre and access to the City Bypass. It's anticipated the property would make an ideal starter home and would be equally suitable for anyone looking to downsize.

Living space

- Living/dining room with feature fireplace
- Kitchen
- Two double sized bedrooms
- Shower-room with electric shower
- Entrance vestibule and hallway

Features

- Views to Pentlands
- Great local amenities
- Gas central heating
- Double glazing
- Cupboard and loft storage

Outdoors

- Private paved rear garden well screened by hedging
- Private strip of lawn to side
- Gated drive-in to rear
- Additional on-street parking

Council tax band B, EPC Rating C

Extras to be included in sale: All kitchen appliances, furniture, curtains and blinds.

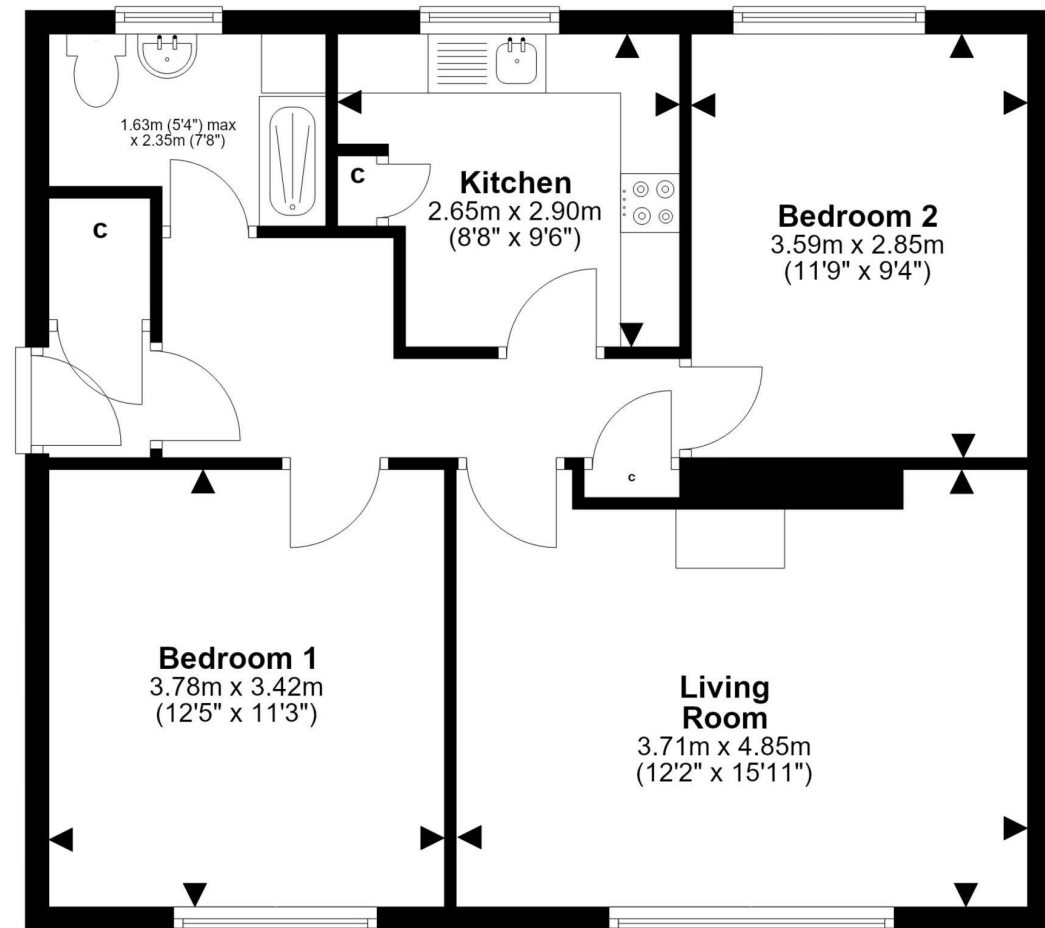
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

Offering views of the rugged Pentland Hills, the popular suburb of Colinton Mains promises a quiet, leafy setting just six miles south of Edinburgh city centre. The area is well-served by local amenities including convenience stores, a pharmacy, a medical centre and a post office, as well as a Tesco superstore in neighbouring Colinton. Colinton Mains also lies conveniently close to the bustling, cosmopolitan area of Morningside, hosting numerous cafés, independent shops, fashionable eateries and a Waitrose supermarket. The beautiful open space of Colinton Mains Park provides a delightful space for outdoor recreation in the immediate vicinity, whilst the Pentland Hills National Park and Midlothian Snowsports Centre also offer a multitude of exhilarating activities nearby. Excellent local schooling options are within easy reach. Colinton Mains not only enjoys excellent public transport services into the city centre, but also allows for swift access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.