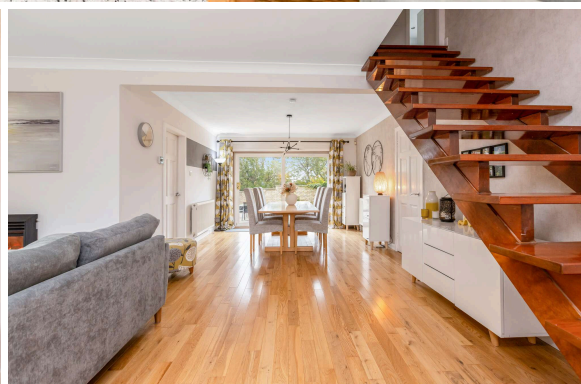




57 Oxgangs Farm Grove
OXGANGS | EDINBURGH | EH13 9PP


warners
solicitors & estate agents





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Nestled on a generous corner plot on a tranquil street, moments from excellent amenities, quick transport links and vast open green spaces is this spacious detached high spec family home. Spanning an impressive 1,960 square feet the property boasts a high degree of privacy, large garden grounds with a summer house, a wide garage and long driveway this property would make an ideal home in a highly sought after location.

The flexible accommodation comprises a welcoming entrance porch, a large triple aspect lounge/dining room flooded with natural light with generous living and dining space, a luxury kitchen with attractive units and sleek worktops, a useful large utility room, a stylish shower room, a fabulous garden facing conservatory and downstairs is completed by a double bedroom, family room or ideal home office. Following up a swish staircase the upper level enjoys four well-proportioned double bedrooms with built-in wardrobes and the home is completed by an elegant main bathroom with bath and separate shower.

Externally the substantial front and rear gardens are stunning havens with mature trees, colourful plants, shrubs and flowers. The garden is mainly laid to lawn with expansive green spaces and there are large paved sections ideal for al fresco dining and entertaining. The garden grounds boast high degrees of privacy with walled and fenced areas making it an ideal family garden.

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





- Detached family home set on generous corner plot
- Vast wrap around garden grounds mainly laid to lawn with a summerhouse
- Long driveway and large garage
- Immaculate move-in condition with a high degree of flexibility
- Welcoming porch
- Stunning triple aspect lounge and dining room
- Luxury fitted kitchen and useful utility room
- Garden facing conservatory
- Five double bedrooms (four with built-in wardrobes)
- Two elegant bathrooms

Council tax G. Energy Rating D

To be included in sale; All Integrated kitchen appliances (including washing machine and tumble dryer), American fridge freezer. Blinds and curtains.

The utility room fridge and freezer will not be included.



Oxgangs is a popular suburb in south-west Edinburgh close to Colinton and Craiglockhart. An excellent selection of local amenities cater for day to day requirements. Tesco, Morrisons and Aldi all have stores close at hand and there is a large library within the area. A more comprehensive range of shops and banking services is available at nearby Colinton Village and in Morningside. Schooling is well represented from nursery to senior level, with Napier University within easy reach for the more mature student. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach. Hillend ski slopes are conveniently close as well as the vast open green countryside.

