



Solicitors & Estate Agents



Offers Over
£270,000

7 Oxgangs Road North

Oxgangs | Edinburgh | EH14 1DP

A unique opportunity has arisen to purchase this three bedroom semi-detached bungalow, set within private gardens in the popular area of Oxgangs and enjoying open views towards the Pentland Hills. Now requiring modernisation, the property offers excellent potential to create a comfortable home tailored to the purchaser's own tastes and requirements, with local amenities, schools, transport links and green spaces all within easy reach.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Front, side & rear gardens
-  On street parking
-  EPC rating – D
-  Council tax band - C



Description

The property opens into a welcoming lounge/dining room featuring an electric fire and a hatch through to the kitchen which is fitted with a range of wall and base units with tiled splashbacks. The rear hallway provides convenient storage cupboards and access to the rear garden. There are three double bedrooms, one of which benefits from built-in storage, together with a wet room fitted with a white suite. Further benefits include an attic providing additional storage, gas central heating and double glazing.



Extras

Included in the sale will be the gas hob and electric oven, fridge/freezer, garden sheds, and the summer house.

Gardens and parking

The property is complemented by generous gardens to the front, side and rear, providing ample space for outdoor dining, relaxation and enjoying the summer months. The front garden also benefits from delightful open views towards the Pentland Hills, while unrestricted on-street parking is available nearby.

Viewing

By appointment through Neilsons (0131 625 2222).





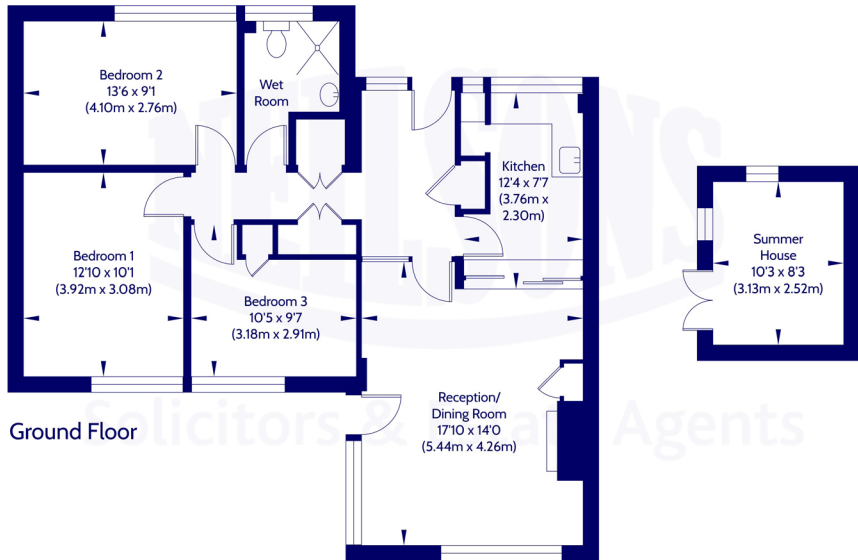
Location

The popular and established district of Oxbgangs is located to the south west of Edinburgh city centre. A range of local shops and services provide for everyday needs with a choice of supermarkets in the area including Tesco, Aldi & Morrisons. An excellent local bus service provides swift access to the city centre and surrounding areas and by car, the city bypass is within easy reach, connecting quickly to the central motorway network and Edinburgh International Airport. A choice of parks and recreational facilities can be found in the area, along with the Pentland Hills National Park. Local schooling is available from nursery to secondary level with Firrhill High School on the doorstep.





Approx. Gross Internal Floor Area 81 Sq M / 870 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

