

McDougall McQueen
solicitors & estate agents

5 Oxgangs Rise, Edinburgh, EH13 9LB

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Welcome

Welcome to Oxgangs Rise, an excellent opportunity to acquire this appealing three-bedroom semi-detached property, offering well-proportioned accommodation and excellent potential to make a superb family home. The property benefits from private gardens to both the front and rear, providing attractive outdoor space for relaxation, entertaining and family enjoyment. Further benefits include a private driveway, providing convenient off-street parking, together with additional on-street parking available. Offering versatile accommodation over two levels, the property is ideally suited to growing families, first-time buyers and those looking for additional space to accommodate home working or visiting guests. Situated within the popular residential area of Oxgangs, the property enjoys access to a range of local amenities, schooling, recreational facilities and excellent transport links to Edinburgh city centre and beyond.

- Reception hallway
- Front facing living room
- Fitted kitchen with white goods included
- Three bedrooms
- Bathroom comprising WC, wash hand basin and bath with shower over
- Attic storage partially floored accessed by a fixed ladder
- Gas central heating
- Double glazing
- Private gardens front and rear
- Driveway with further on street parking available















Oxgangs

Oxgangs is a popular and well-established residential area situated to the south-west of Edinburgh city centre, offering an excellent balance of suburban living and convenient access to the city. The area benefits from a good range of local amenities, including supermarkets, convenience stores, independent shops, cafés and eateries, with further extensive shopping facilities available at nearby Straiton Retail Park and Cameron Toll Shopping Centre. There is a selection of well-regarded primary and secondary schools in the surrounding area, making it particularly appealing to families. For outdoor enthusiasts, the nearby Pentland Hills Regional Park provides an abundance of opportunities for walking, cycling and enjoying the great outdoors, while Hillend Ski Centre and various local parks offer further recreational facilities. Regular public transport services operate throughout the area, providing convenient connections to Edinburgh city centre and surrounding districts, while easy access to the city bypass makes commuting further afield straightforward. Oxgangs remains a sought-after location for a variety of buyers looking to enjoy a well-connected residential setting with excellent amenities close at hand.

Extras

Included in the sale are the integrated kitchen appliances, washing machine and tumble dryer, fridge-freezer and all fixtures & fittings.











Get in touch

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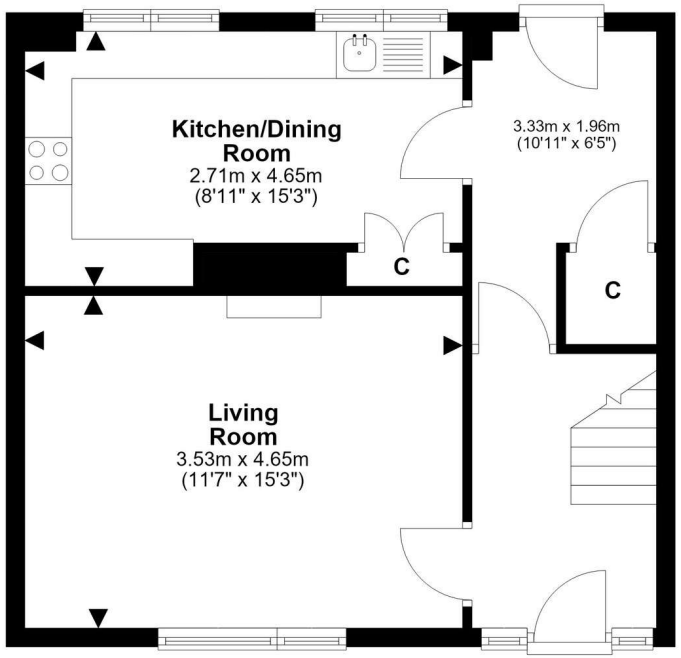
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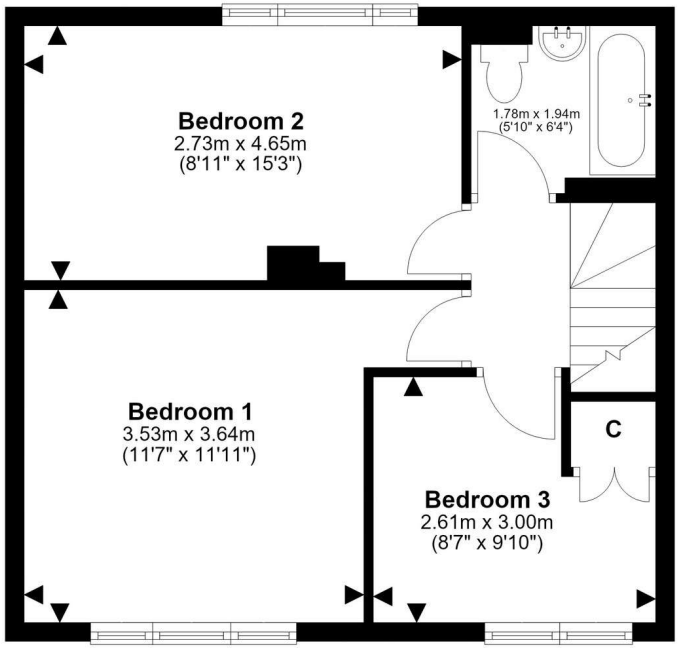
Bruntsfield Office:
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espc CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor



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.