



**88 Oxgangs Terrace, Colinton,
Edinburgh, EH13 9BP**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

BEAUTIFULLY PRESENTED

TWO BEDROOM MAIN DOOR FLAT



Beautifully presented, two-bedroom, main door, upper flat situated in the desirable Colinton district in Edinburgh, close to local amenities, Colinton Mains Park and transport links. This property has been extremely nicely decorated throughout, it is bright and airy and enjoys garden views to the back and views to hills at the front. The accommodation consists of an entrance stair and hall, a spacious living room to the rear, currently used as a dining room, a light and modern kitchen with white fitted units and appliances. To the front of the property there is a generous double bedroom with a bay window, currently used as the living room, a second double bedroom and a smart bathroom. There is access to the attic with the potential to convert, subject to the usual permissions. There is a private strip of grass to the side of the property and a private rear garden, with an area of lawn, pretty planted borders, an Anderson air raid shelter and a shed. There is also a shared drying green.

- Hall
- Living room
- Kitchen
- Two double bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Attic
- Garden
- Shared drying green
- On street parking





COLINTON

Colinton is a prestigious residential area situated to the south western side of the City. The historic former village of Colinton has an excellent range of shops including a post office, licensed convenience store, newsagent and a choice of pubs and restaurants. Also, in easy reach of Morrisons supermarket at Hunters Tryst and a Tesco supermarket at Colinton Mains. It is well placed for the City Bypass which provides access to other parts of Edinburgh, east to the A1 and west to motorway connections and Edinburgh International Airport. It is in the catchment for the highly regarded Primary and Secondary schools. It is also in easy reach of George Watsons College and Merchiston Castle School, as well as easy access to Napier University at Craiglockhart Campus. Other nearby amenities include pleasant walks along the Water of Leith and through Colinton Dell, Spylaw Park, Torduff Hill and Reservoir and the Pentland Hills Regional Park. There are also a number of golf courses nearby and Midlothian Snowsports Centre as well as tennis courts, an indoor Equestrian Centre and a riding school.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, washing machine, fridge freezer and shed are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

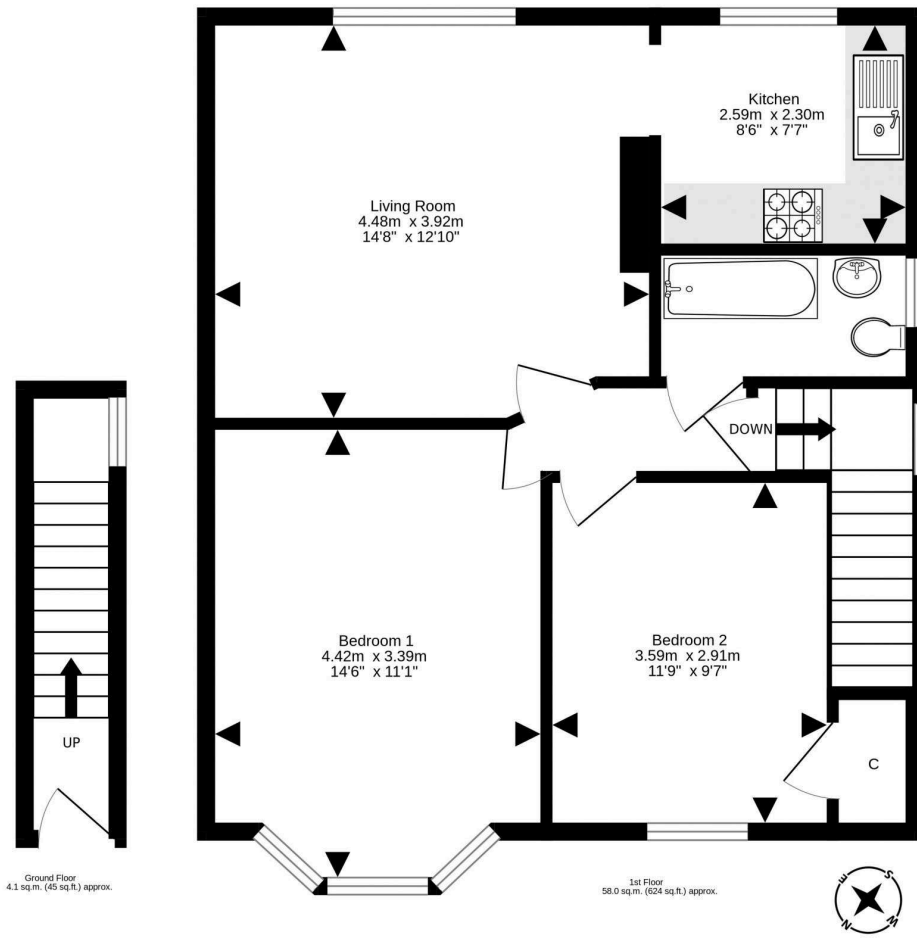
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Home Report Valuation

£200,000

EPC Rating

C



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