



112 Oxgangs Road, Edinburgh, EH10 7AZ

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Attractive and well-proportioned McDougall McQueen present to the market this bright and spacious three bedroom semi- detached villa arranged over two floors with generous gardens to the front and rear along with a gated driveway and single garage boasting the most fabulous views of the Pentland Hills. The property is ideally located in the popular Fairmilehead area of Edinburgh close to an abundance of local amenities, schooling and conveniently placed for ease of access to the City Bypass. Presented to the market in good order throughout we would recommend and early viewing.

- Entrance Porch
- Reception hallway.
- Living/dining room pleasantly looking to both front and rear gardens, bifold doors access the dining area.
- Breakfasting kitchen equipped with a range of wall and base units, free standing goods are included in the sale.
- Staircase to the upper landing with excellent storage facilities along with a partially floored attic space.
- Front facing double bedroom with built in wardrobes boasting the most stunning views.
- Rear facing double bedroom with built in wardrobe storage.
- Front facing double bedroom with beautiful views of the Pentland Hills.
- Bathroom comprising WC, wash hand basin, shower cubicle, bath, vanity storage and ladder radiator.
- Gas central heating.
- Double glazing.
- Beautiful gardens to the front and rear.
- Gated driveway with single garage.
- Outbuilding storage.



## Location

Located at the foot of the majestic Pentland Hills and approximately five miles south of Edinburgh city centre, the popular residential area of Fairmilehead offers tranquil suburban living within easy reach of Edinburgh's major business hubs, amenities and attractions. Situated adjacent to the sought-after green belt, Fairmilehead is ideal for outdoor enthusiasts with access to a wide selection of pursuits including walking, cycling and dry-slope skiing in the Pentland Hills; golfing at Swanston, Mortonhall and Braid Hills golf courses; and full equestrian activities at Mortonhall. Fairmilehead enjoys a good range of local amenities and supermarkets, while more extensive shopping and leisure facilities can be found at Straiton Retail Park just a short drive away. Nearby Morningside boasts a vibrant high street brimming with independent retailers, thriving cafes and eateries. Fairmilehead is ideally situated for access to some of Edinburgh's finest independent schools including George Watson's College and George Heriot's School. The area also falls within the catchment area for highly regarded state schools. Fairmilehead enjoys excellent public transport links into the city centre and beyond. It is also conveniently situated for access to the City Bypass, Edinburgh Airport, the M8/M9 and the Queensferry Crossing.

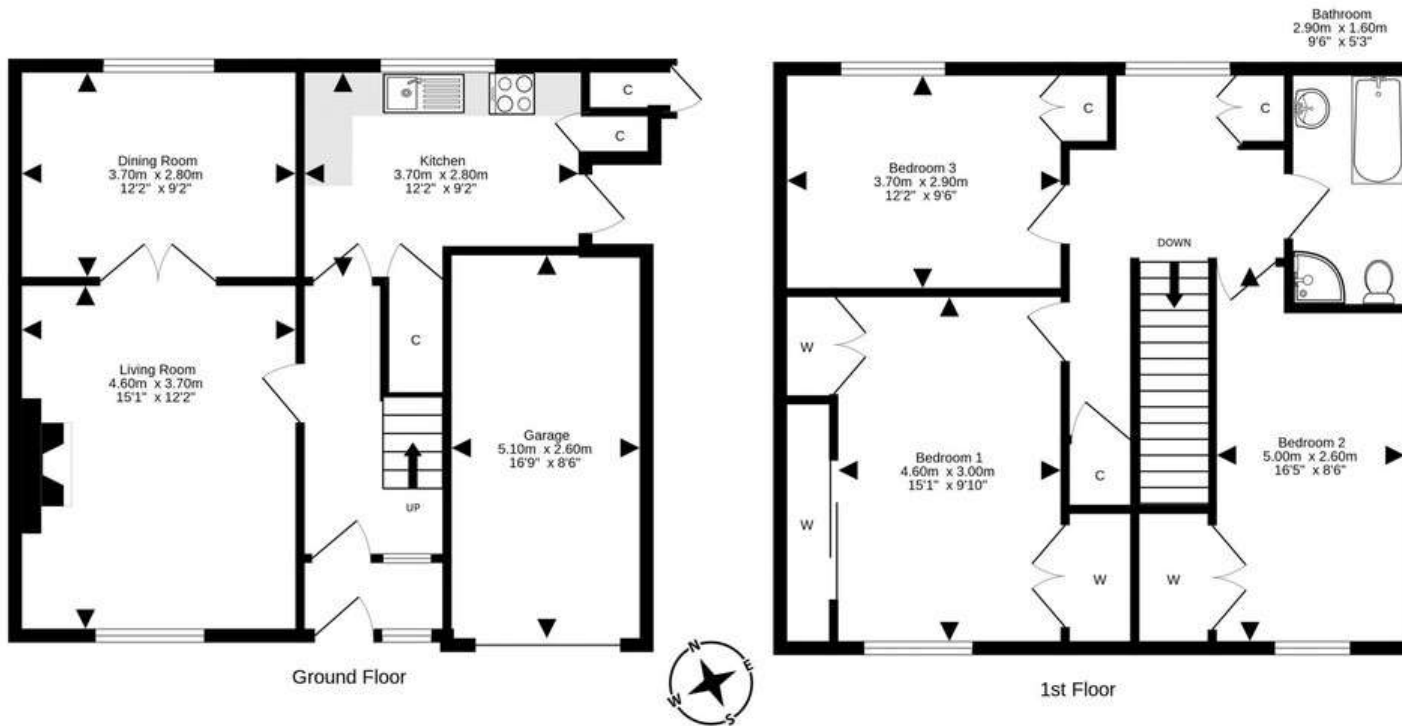
## Extras

The kitchen appliances, curtains, blinds and fitted floor coverings are included.

## Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - E



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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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 appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

