

**52 Oxgangs Road North
Edinburgh EH13 9DS**

Offers Over £205,000

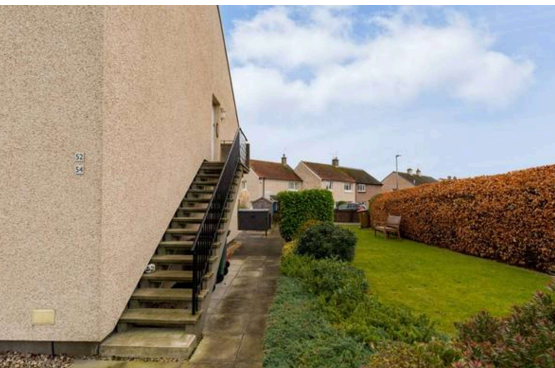
- Two bed upper villa
- Bright lounge with fireplace
- Spacious kitchen with ample storage
- Two well proportioned bedrooms
- Family bathroom with mains shower
- Double glazing & Gas Central heating
- Private and communal gardens
- Driveway

Council Tax Band: B

Tenure: Freehold

Annual Service Charge: N

Shared Ownership: N



Two Bed Upper Villa

Blair Cadell are delighted to present this bright and well-proportioned two-bedroom upper villa, benefiting from a private garden, communal garden and driveway. Located in the highly sought-after Colinton area of the city, the property is ideally positioned close to excellent local amenities and transport links. This attractive home offers an outstanding opportunity for first-time buyers and young professionals alike.

The property comprises a private stairwell leading to the main entrance, opening into a welcoming entrance hallway with a useful storage cupboard. The spacious lounge features a gas fireplace, creating a warm and comfortable living area. The kitchen is well appointed with a range of wall and floor mounted units, additional storage cupboards, and an electric cooker with hob. There are two generously sized double bedrooms, with the master bedroom benefiting from built-in wardrobes. The family bathroom is fitted with a three-piece suite and a mains-powered shower over the bath. Further benefits include gas central heating and double glazing throughout. Externally, the property enjoys a private garden to the side and rear, along with additional communal garden space, and a private driveway.

Colinton Mains is to the south-west of the city centre which can be accessed via a frequent bus service that runs close by. For the commuter, the bypass is a short drive away at Dreggorn or Fairmilehead and leads to the central belt motorway network, the south and the International Airport. Shopping facilities include a wide variety of specialist shops plus Aldi, Tesco and Morrisons superstores. Morningside and Bruntsfield are both within easy reach and offer a further variety of shops, a cinema, theatres and a selection of eateries for evening entertainment. The area enjoys country park walks and the Pentland hills on the door step. Recreational facilities include a number of popular golf clubs, Craiglockhart Tennis and Sports Centre, the Pentland Country Park, and Hillend Ski Centre.

Viewing By appointment 0131 337 1800

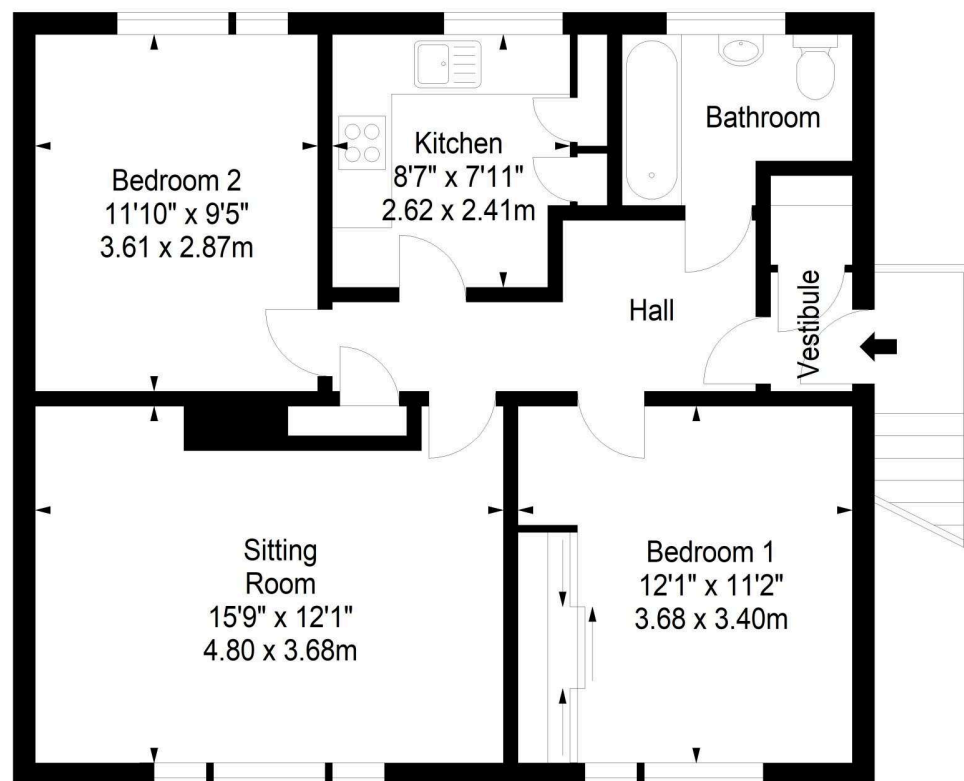




**Oxgangs Road North,
Edinburgh,
Midlothian, EH13 9DS**



Approx. Gross Internal Area
674 Sq Ft - 62.61 Sq M
For identification only. Not to scale.
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First Floor



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