

**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 Dreghorn 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

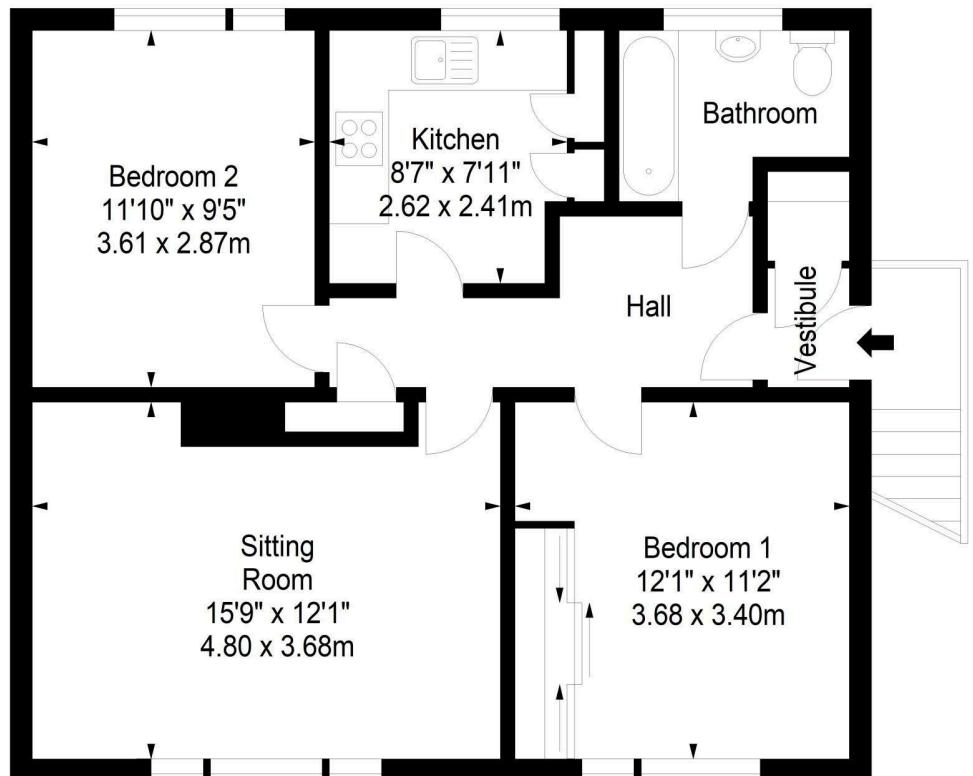




Oxgangs Road North,
Edinburgh,
Midlothian, EH13 9DS



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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