



54 Oxbgangs Road North, Edinburgh, EH13 9DS
Offers Over £200,000



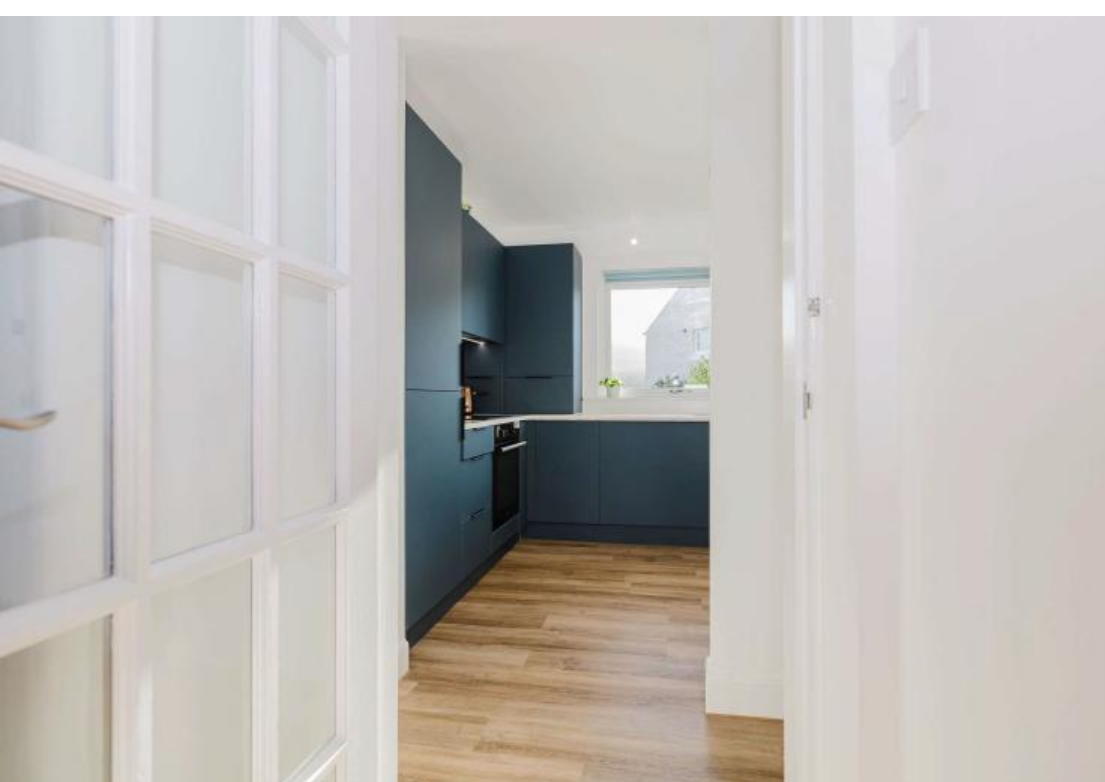
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This 2-bedroom, 1-bathroom lower villa flat in Colinton offers stunning views of the iconic Pentland Hills, making it a truly special property.

The property features two double bedrooms, a separate kitchen and living area, providing a comfortable flow for everyday living.

The kitchen is modern and functional, ideal for preparing meals, while the living area offers a relaxing space to unwind or entertain guests.





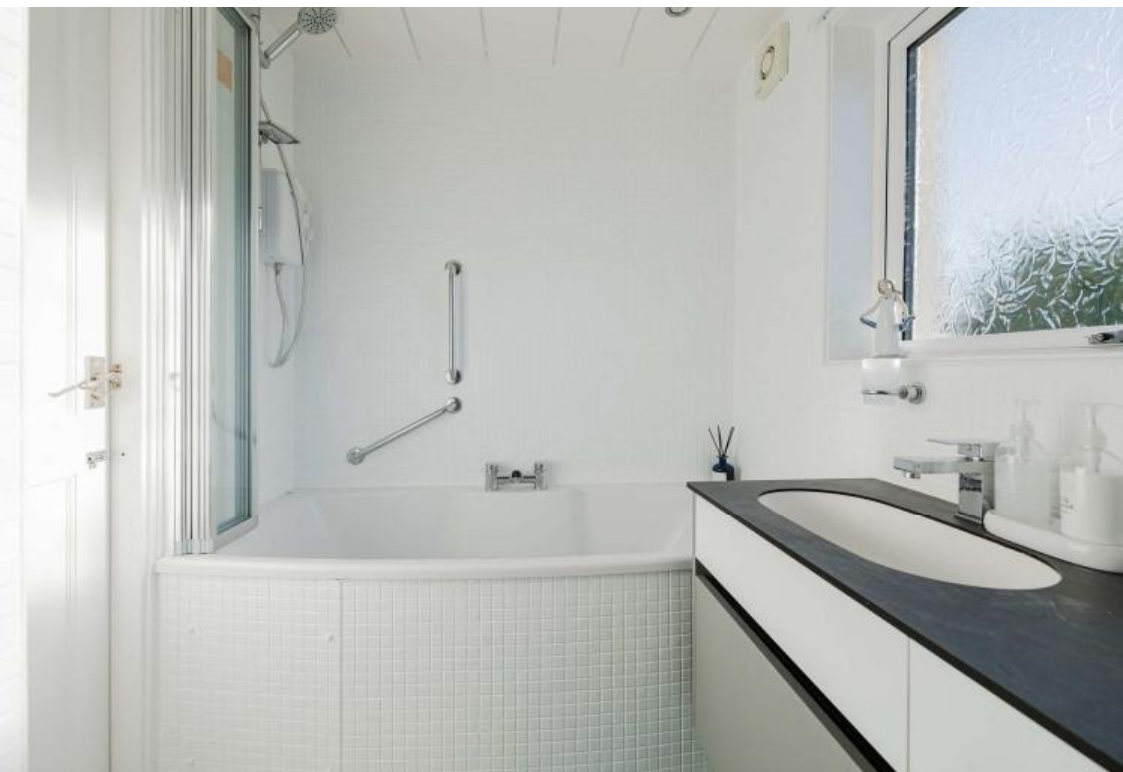
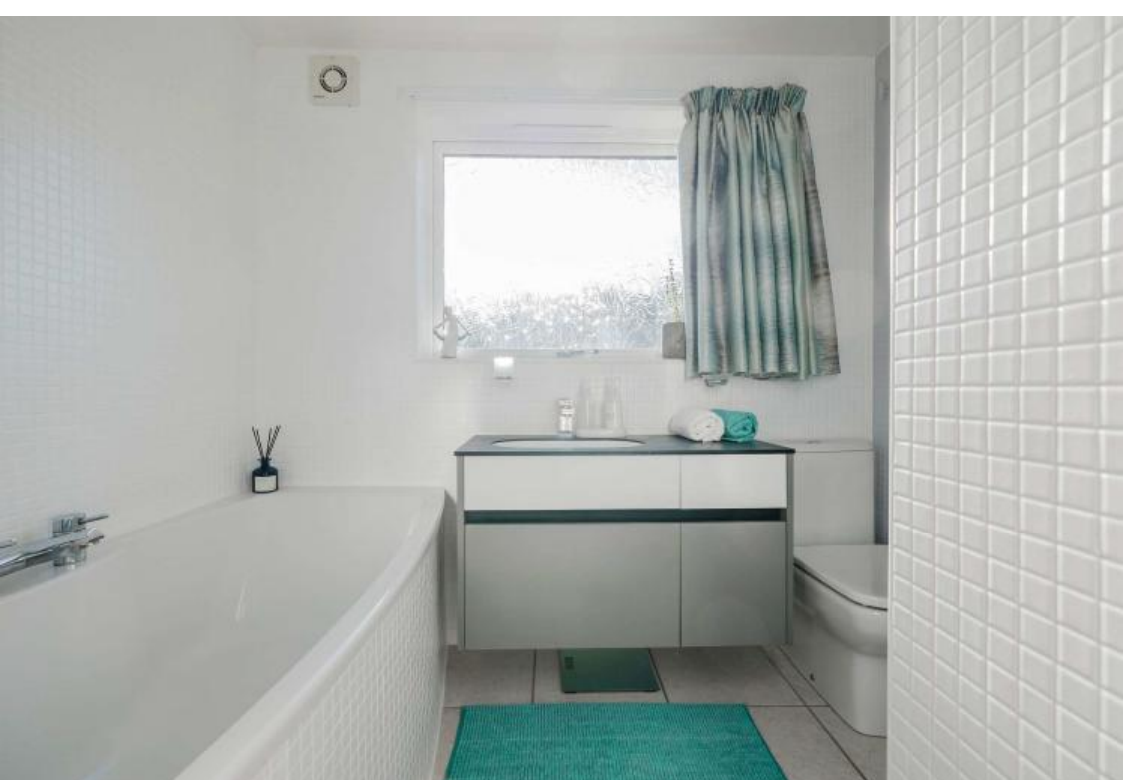
Both bedrooms are well-sized, providing a peaceful space to rest, and the bathroom is conveniently located for easy access.

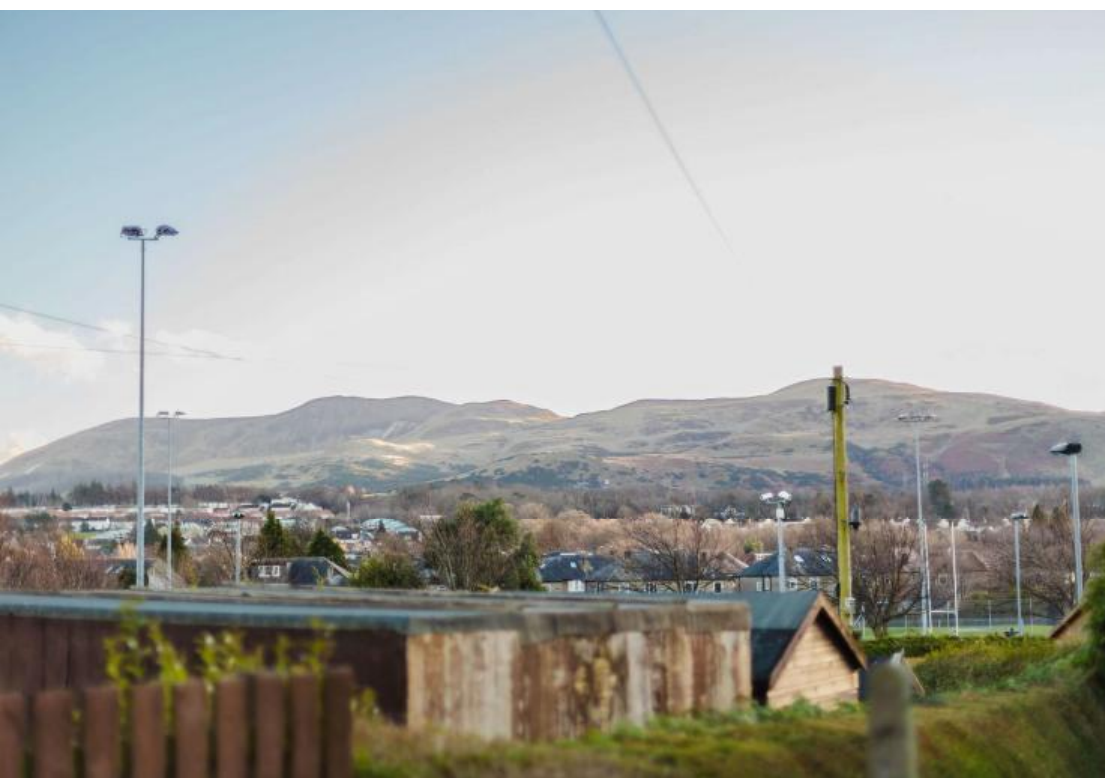
One of the highlights of this property is the front and back gardens, offering a lovely outdoor area for enjoying the fresh air, gardening, or simply relaxing in the sun.

The flat enjoys beautiful views, allowing you to take in the scenic surroundings of Colinton and views of the Pentlands, adding to the appeal of this delightful home. Perfect for anyone who enjoys the balance of indoor comfort and outdoor space, all while being close to local amenities.



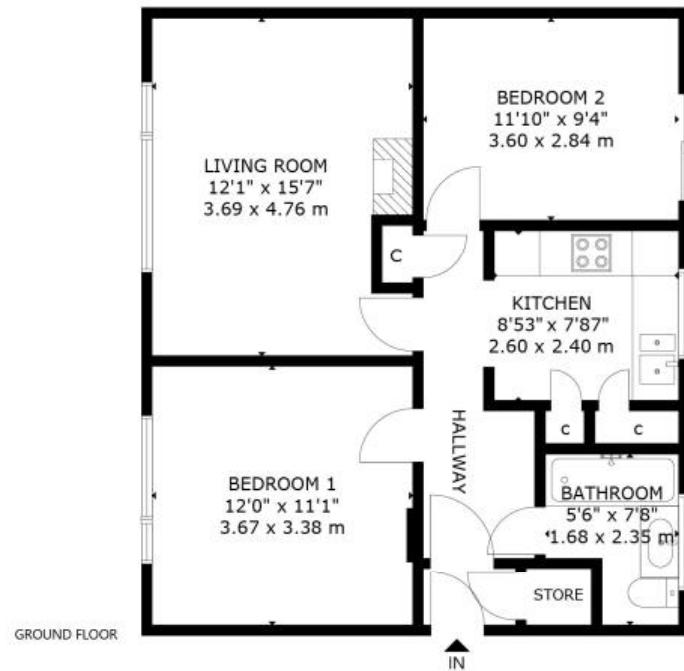








Colinton is a charming, leafy suburb located to the southwest of Edinburgh's city centre, nestled along the Water of Leith. It has a rich history, dating back to the 12th century, and is known for its peaceful, village-like atmosphere, despite being close to the bustle of the city. The area is particularly popular for its scenic beauty. With plenty of green spaces, parks, and walking paths, it's a haven for nature lovers. The Water of Leith walkway passes through Colinton, providing picturesque views and easy access to nearby attractions like the Colinton Tunnel, which is covered in vibrant murals. Colinton is home to a mix of traditional and modern architecture, with historic buildings like Colinton Parish Church and the old village centre. There are also modern housing developments, making it an attractive location for families and commuters. The village centre has a selection of independent shops, cafes, and pubs, giving it a cozy, welcoming feel. There are also excellent local schools and good transport links to Edinburgh's city centre. With its strong community spirit, beautiful surroundings, and proximity to nature, Colinton is often regarded as one of the more desirable residential areas in Edinburgh.



54 OXGANGS RD N, EDINBURGH EH13 9DS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 684 SQ FT / 64 SQ M
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