



119 Oxgangs Road, Fairmilehead, Edinburgh, EH13 9NG

Fixed Price £435,000 Freehold

This beautifully presented detached property lies about four miles to the South of the City Centre in Fairmilehead, a highly popular residential area.

Description

This beautifully presented detached property lies about four miles to the South of the City Centre in Fairmilehead, a highly popular residential area. Accommodation includes living room with dining area, conservatory, bright kitchen, wet room, master bedroom with ensuite, two further good sized double bedrooms and a family bathroom. The rear garden can be accessed via the conservatory or kitchen. There is a driveway and a separate detached garage to the property.

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 such as Firhill High School, the only Scottish school on the shortlist for the UK's best Secondary School. On the property’s doorstep, Fairmilehead enjoys excellent public transport links into the city centre and beyond, including Lothian Buses routes to the Shore, Leith via the city centre, and a bus to the Airport. It is also conveniently situated for access to the City Bypass, Edinburgh Airport, the M8/M9 and the Queensferry Crossing.

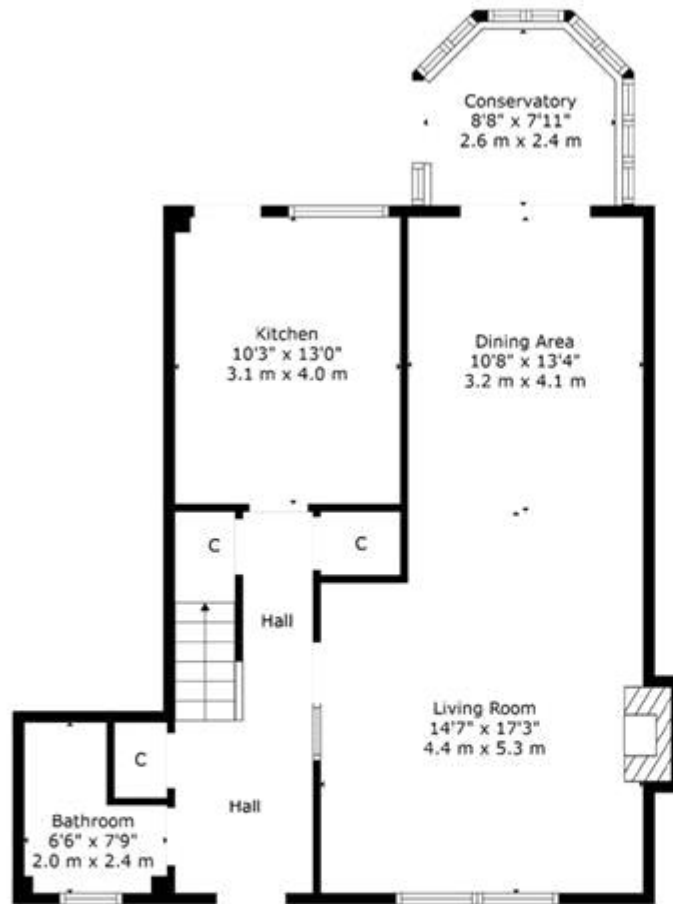
Tenure: Freehold

Parking options: Driveway, Garage

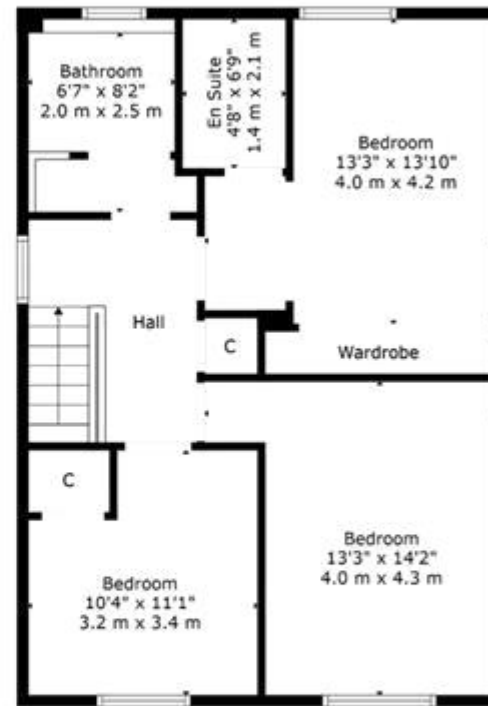
Garden details: Front Garden, Private Garden, Rear Garden

Tenure

Freehold



Floor 1



Floor 2

GatewayHomes

TOTAL: 1426 sq. ft, 132 m2
 FLOOR 1: 777 sq. ft, 72 m2, FLOOR 2: 649 sq. ft, 60 m2
 EXCLUDED AREAS: FIREPLACE: 7 sq. ft, 1 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) A			Very environmentally friendly - lower CO ₂ emissions (92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
Scotland	EU Directive 2002/91/EC	81	Scotland
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)	

Viewing by appointment only
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