



This is a lovely family home located in a quiet residential street in a popular suburb on the south side of Edinburgh, close to excellent local schools and amenities.

Whilst it could benefit from some cosmetic upgrading the house has gas central heating and double glazing with a large rear garden and a driveway for off-street parking at the front.

Oxgangs is a popular residential area lying between the highly regarded areas of Colinton and Fairmilehead, just south of the city centre. There is an excellent selection of local amenities, including a large Tesco, Aldi, Morrisons, post office, library, dentist and medical centre within easy reach, and a short car or bus journey takes you to Morningside with numerous shops and boutiques, pubs and restaurant.

This area of Edinburgh offers good local schools, easy access to Napier University, a number of golf courses, Midlothian Snowsports Centre and lovely walks in the Braid and Pentland Hills. There are excellent transport links within the area, including a regular bus service and fast, easy access to the City Bypass linking to all the major road networks, Edinburgh International Airport and the Gyle Business Park.

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





General

Hall with laminate floor and under-stair cupboard

Bright and spacious lounge with gas fire in wooden surround

Kitchen fitted with white wall and base units, double electric over, gas hob and extractor fan, fridge and washing machine. These items are believed to be in good working order though their condition is not warranted.

Utility room with boiler and door out to the rear garden

Three double bedrooms

Shower Room with white 3 piece suite comprising shower unit, WC and wash hand basin

Front garden with driveway for off-street parking
Large private rear garden laid mainly to lawn with borders of mature shrubs and trees.

There is a patio area and a garden shed.

Gas central heating and double glazing throughout



ALLINGHAM & CO

traditional values | modern practice

ALLINGHAM & CO OFFICES

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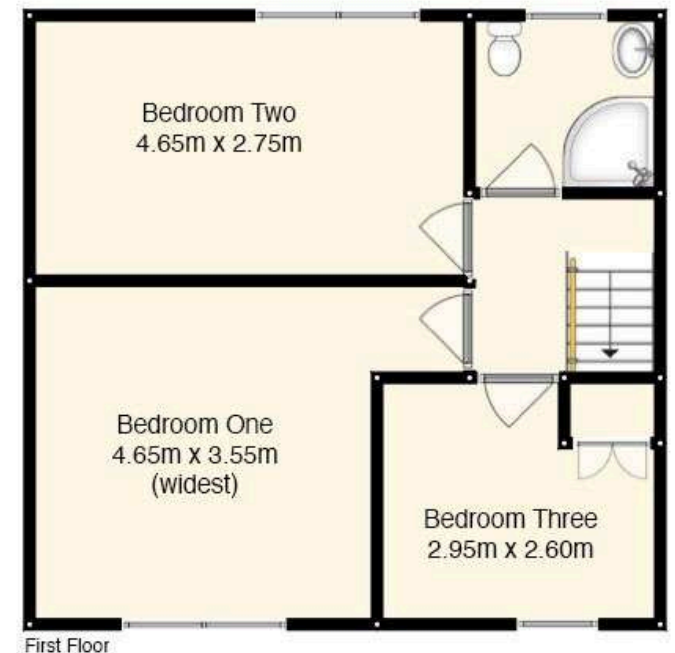
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
84.5m²

