

4/5 OXGANGS FARM GARDENS
OXGANGS, EDINBURGH, EH13 9QE

CURRAN & CO
PROPERTY



4/5 OXGANGS FARM GARDENS

OXGANGS, EDINBURGH, EH13 9QE

OFFERS OVER £160,000



'Boasting beautiful views and a private garden area, 4/5 Oxgangs Farm Gardens is a bright and exceptionally spacious top floor flat which forms part of a recently re-rendered building on a quiet residential street'

- Recently Re-Rendered & Insulated Building
- Living / Dining Room
- Recently Fitted Kitchen
- Three Double Bedrooms
- Family-Sized Bathroom
- Gas Central Heating & Double Glazing
- Private Garden Area
- Unrestricted Street Parking



Description

4/5 Oxgangs Farm Gardens is a well presented, bright and exceptionally spacious three bedroom top floor flat, situated within a recently re-rendered and insulated building on a quiet residential street. Boasting beautiful views and a private garden area, viewing of this superb property is highly recommended.

Entered through a well-maintained communal stair, the accommodation comprises: hallway with four storage cupboards off; living room with fitted shelving and ample space for a dining area; recently fitted kitchen with base and wall-mounted units, electric oven,

gas hob and extractor hood and integrated fridge/freezer, dishwasher and washing machine; master bedroom; double bedroom 2 with expansive fitted wardrobes; double bedroom 3 with build-in wardrobe and modern family-sized bathroom with fitted storage and shower over the bath.

There is gas central heating and double glazing throughout.

Externally there is a private section of garden to the rear of the property and a shared drying green. To the front there is unrestricted street parking.

Extras

Extras to be included in the sale are all carpets and floor coverings, curtains and blinds, and integrated kitchen appliances.

EPC Rating

The energy efficiency rating for this property is band D.

Council Tax

This property is subject to council tax band B.

Viewing

Viewing is by appointment. Please contact our office to arrange.





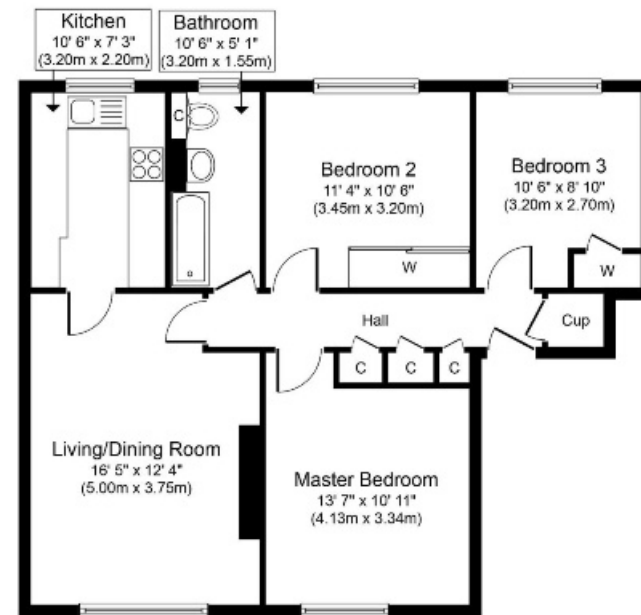
CURRAN & CO PROPERTY

33 Roseburn Terrace
Edinburgh
EH12 5NQ

T 0131 259 9177

E info@curranandcoproperty.co.uk

W www.curranandcoproperty.co.uk



Second/Top Floor
Approximate Floor Area
770 sq. ft.
(71.5 sq. m.)

Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract. All measurements are approximate and are generally taken from the widest point.