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13/6 Ochiltree Gardens **Edinburgh**

13/6 Ochiltree Gardens, Edinburgh, EH16 5ST



Quietly situated in a cul-de-sac setting in the extremely popular residential area of The Inch on the south side of Edinburgh. The top floor two bedroom flat is approached via a communal stairwell with a private storage cupboard on the ground floor. The welcoming hallway has three storage cupboards and provides access to all rooms. Spacious lounge with balcony. Breakfasting kitchen with a selection of a floor and wall mounted units, four ring gas hob with electric oven, washing machine and fridge freezer. There is a tumble dryer in one of the hall cupboards.

Two double bedrooms, both with fitted wardrobes. From the rear bedroom and kitchen you have views of Edinburgh City skyline towards

the Castle, the Braids and Arthur's Seat. Newly installed bathroom with a white three-piece suite comprising bath with mains shower over, wash hand basin and WC.

To the outside there is a private section of garden to the rear and shared green to the front. The property benefits from gas central heating and double glazing.

EER rating : Band E

Property reference : MR0161

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Property location

Located in the Inch, a popular and established residential area which lies to the south of the City Centre. An excellent range of local amenities and shopping facilities are in the area including Cameron Toll Shopping Centre which is within easy walking distance. A wide variety of leisure facilities are also within the area, including a selection of golf clubs, leisure centres and parks close by. Good schooling is at hand from nursery to senior level and the area also benefits greatly from very good transport links into the city centre and also easy access on to the City Bypass.

Find out more...

For more information or to arrange a viewing please contact Clyde Property Edinburgh
48-50 Morningside Road, Edinburgh EH10 4BZ

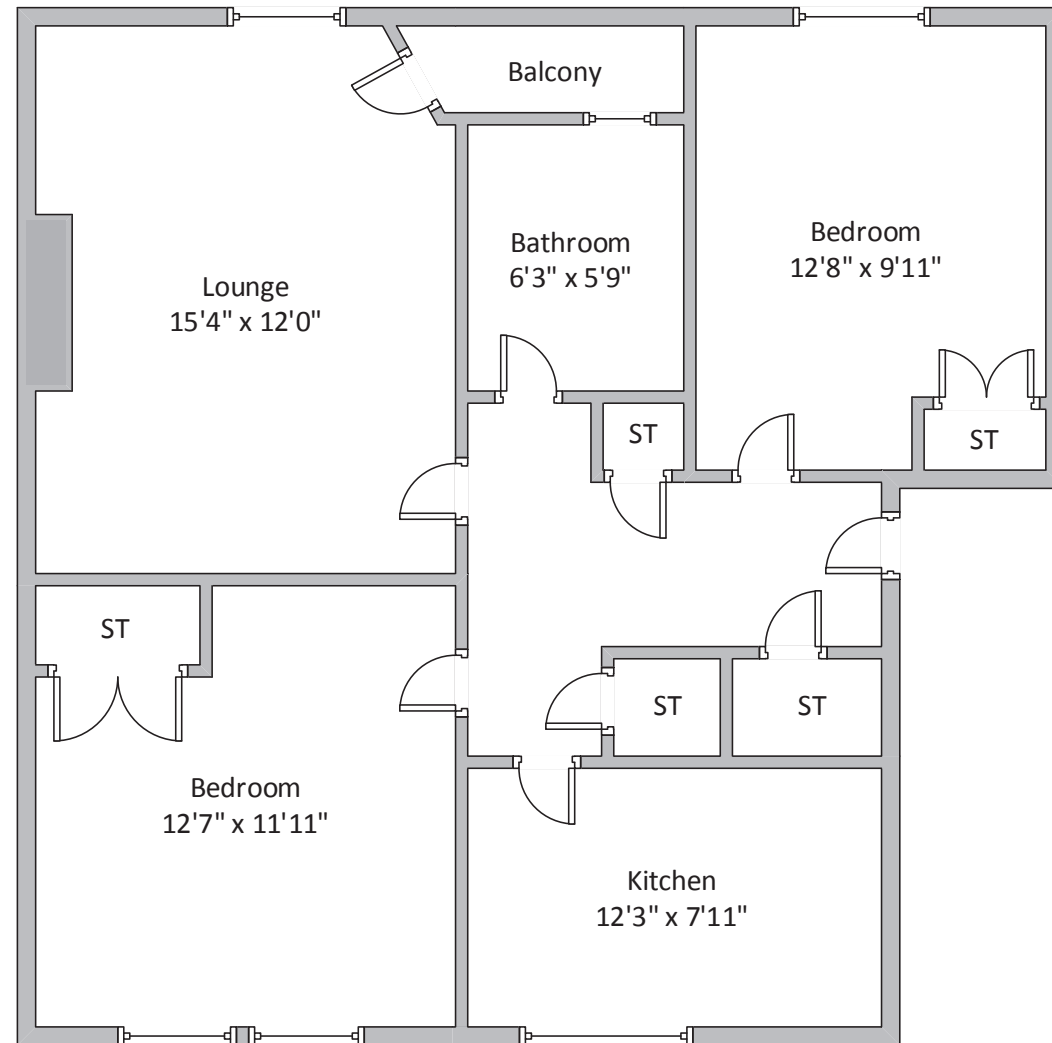
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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.



Approximate gross internal area 914.60 sq ft - 85 sq m

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