



Deans Properties

Deans Solicitors and Estate Agents LLP



12/3 Oxgangs Crescent
Oxgangs, EH13 9HH



GROUND FLOOR FLAT

- Sitting Room
- Kitchen
- Double Bedroom
- Bathroom
- Gas Central Heating & Double Glazing
- Private Rear Garden
- Off-Street Parking
- EPC Band- C



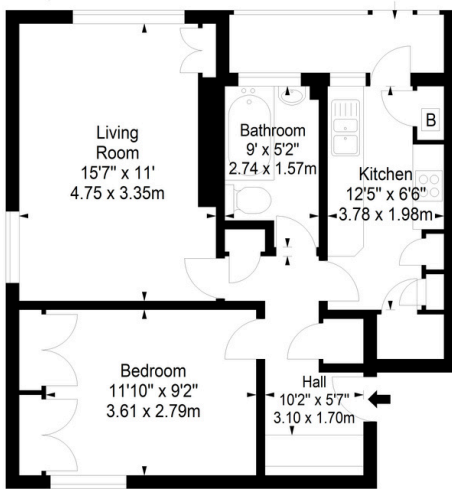
Forming part of a quiet residential estate, this light and airy ground floor flat is situated within the popular area of Oxgangs. The property is close to an abundance of amenities with the City Bypass being a short distance away and easy access to the City Centre by way of a regular public transport service. The spacious accommodation would make an ideal first purchase and comprises; welcoming entrance hallway with good storage, bright sitting room, fitted kitchen with door to private balcony, double bedroom with built-in wardrobes and bathroom with white suite. There is a fully enclosed private rear garden with garden shed, and off-street parking with car park at the back entrance. The property benefits from gas central heating and double glazing. Included in the sale are all floor coverings, oven, and hob. All appliances included are sold as seen with no warranty provided.



Oxgangs Crescent,
Edinburgh,
Midlothian, EH13 9HH



Approx. Gross Internal Area
526 Sq Ft - 48.87 Sq M
For identification only. Not to scale.
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Ground Floor

Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.



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