



55 Oxgangs Terrace,
Oxgangs EH13 9BZ

Deans 
Solicitors & Estate Agents LLP



DOUBLE UPPER

- Living Room/Dining Room
- Kitchen
- Four Double Bedrooms
- Bathroom
- Private Rear Garden
- Shared Drying Green
- Driveway
- Double glazing & GCH
- EPC Rating - D



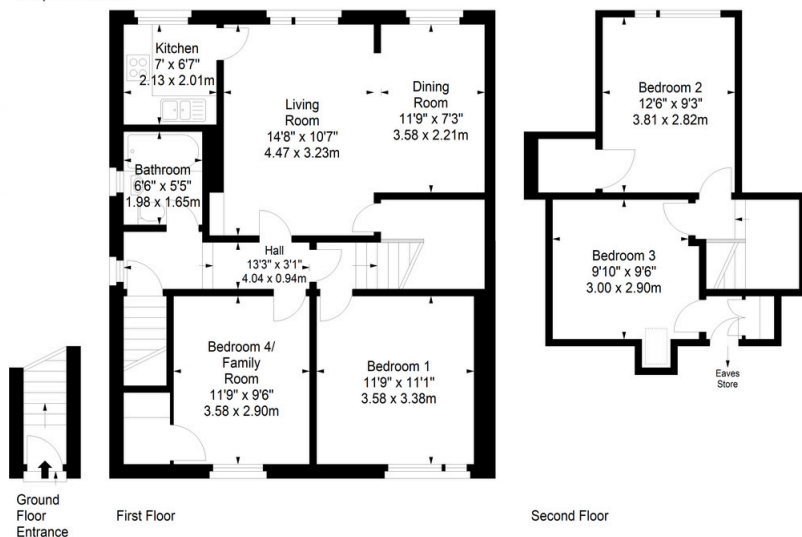
This generously proportioned and well-presented double upper with private rear garden is located in Oxfgangs, close to a variety of convenient, local amenities and regular bus links to the city centre and surrounding areas. The accommodation comprises; spacious, open-plan living room/dining room, separate kitchen, four good-sized double bedrooms, generous storage options including built in fitted wardrobes in bedrooms 2 & 3, floored loft space and fitted wardrobes in bedrooms (which are included in the sale) and stylish bathroom with shower over bath. There is a fully, enclosed private garden to the rear with a lovely, decked seating area and a further shared drying green. A driveway to the front offers convenient off-street parking. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, washing machine and dishwasher. All included appliances are sold as seen with no warranty provided.



Oxgangs Terrace,
Edinburgh,
Midlothian, EH13 9BZ



Approx. Gross Internal Area
1093 Sq Ft - 101.54 Sq M
For identification only. Not to scale.
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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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