



Charming

Two-bedroom, mid terrace house



This charming, two-bedroom, mid terrace house is situated on a quiet residential street in the popular Oxbgangs area of Edinburgh, close to local amenities and transport links. The property is in walk-in condition and is beautifully decorated throughout. On the ground floor there is an entrance hall, a lovely, light filled dining/living room, with double aspect windows, a generous breakfasting kitchen, with a good range of white fitted units, appliances, space for a table and chairs and doors to both the front garden and rear garden. On the upper floor there is a double bedroom, with views to the Firth of Forth, twin windows and a cupboard housing the boiler, a second double bedroom and a modern, family shower room. The landing has a storage cupboard and access to the large attic. There is a pretty front garden, with steps leading to the front entrance and to the rear there is a large, sunny patio, steps leading to a lawn, a shed and attractive planted border's.

Key Features

- Entrance hall
- Dining/living room
- Breakfasting kitchen
- Two double bedrooms
- Shower room
- Gas central heating
- Double glazing
- Large attic
- Gardens to the front and rear
- Unrestricted on-street parking



Oxgangs

Oxgangs lies to the south of the city centre, within close proximity to the City-by pass offering quick access onto the M8, M9, Edinburgh Airport or heading down to East Lothian and the A1. There are regular public transport services operating into the city and surrounding districts, with the bus terminal just a short walk away. There are good local amenities in Fairmilehead and just minutes to Hunters Tryst which offers a Morrisons supermarket, Aldi at Oxgangs Road North and a Tesco supermarket in Colinton Mains. Schooling is available in the area from nursery through to senior levels and in easy reach of Napier University Campus at Craiglockhart. There is a great choice of recreational amenities in the district, including golf courses at Swanston, Mortonhall and Braid Hills, many fine walks can be found at Old Swanston and into the Pentland Hills and the Midlothian Snowsports Centre at Hillend offer a choice of outdoor pursuits.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, fridge freezer, washing machine and shed are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

B

Home Report Valuation

£220,000

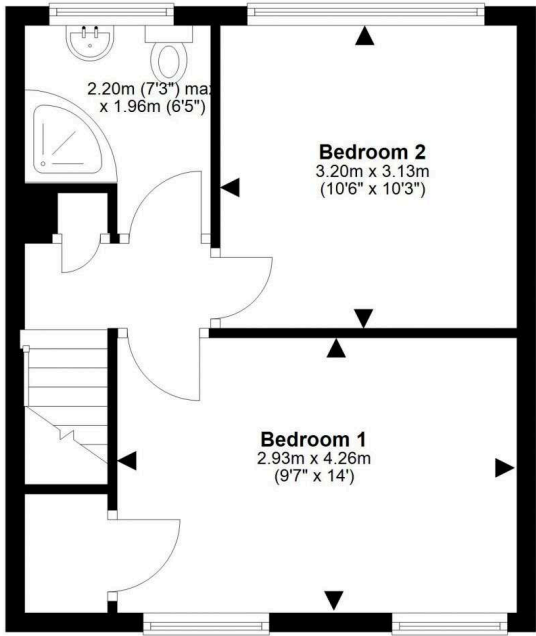
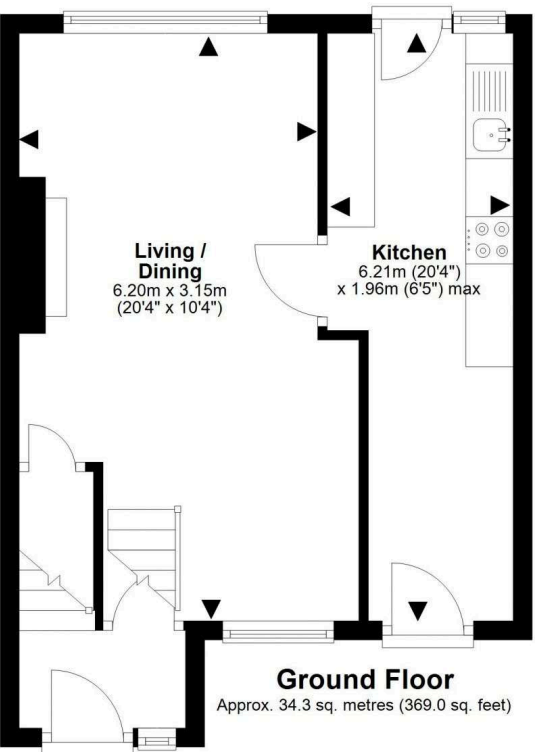
EPC Rating

C

Tenure

Freehold





First Floor
Approx. 32.4 sq. metres (349.2 sq. feet)

Total area: approx. 66.7 sq. metres (718.3 sq. feet)

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk



Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648



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