



# 34 Oxgangs Green

Oxgangs, Edinburgh, EH13 9JS



VMH ESTATE AGENTS





## Spacious 3 bedroomed end of terraced property in need of modernisation in the popular Oxgangs area.

- Sitting room
- Kitchen/dining room
- Two double bedrooms
- Bedroom 3/study
- Bathroom
- Front, side & rear gardens
- Single car garage
- Attic storage space
- In need of modernisation & upgrading
- Gas central heating & double glazing



**Offers Over: £225,000**

**EPC Rating: D**

**Council Tax: D**

**Tenure: Freehold**

Further information can be found in the home report.

# About the Property

This 3 bedroom end of terraced property offers a bright and spacious family home within the Oxfangs area to the south of the city centre. Internally the property requires modernisation and upgrading.

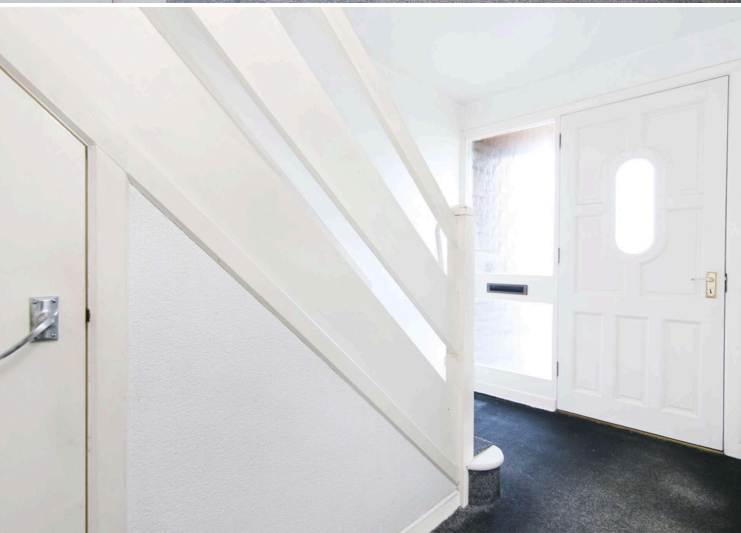
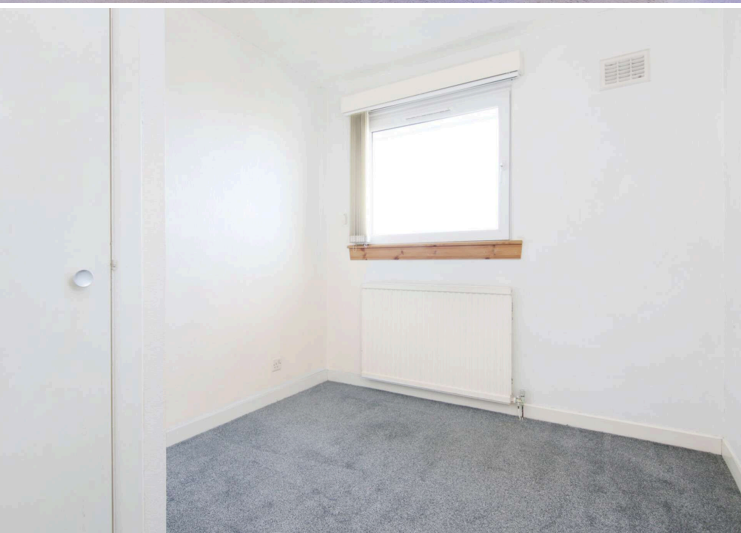
The property further benefits from gas central heating, double glazing, gardens front, side & rear, and a single car garage.

## Extras

To include all fitted floor coverings, curtains, blinds, oven, hob, fridge and washing machine (no warranties will be given)

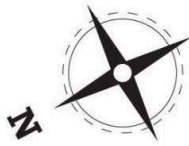






## Location

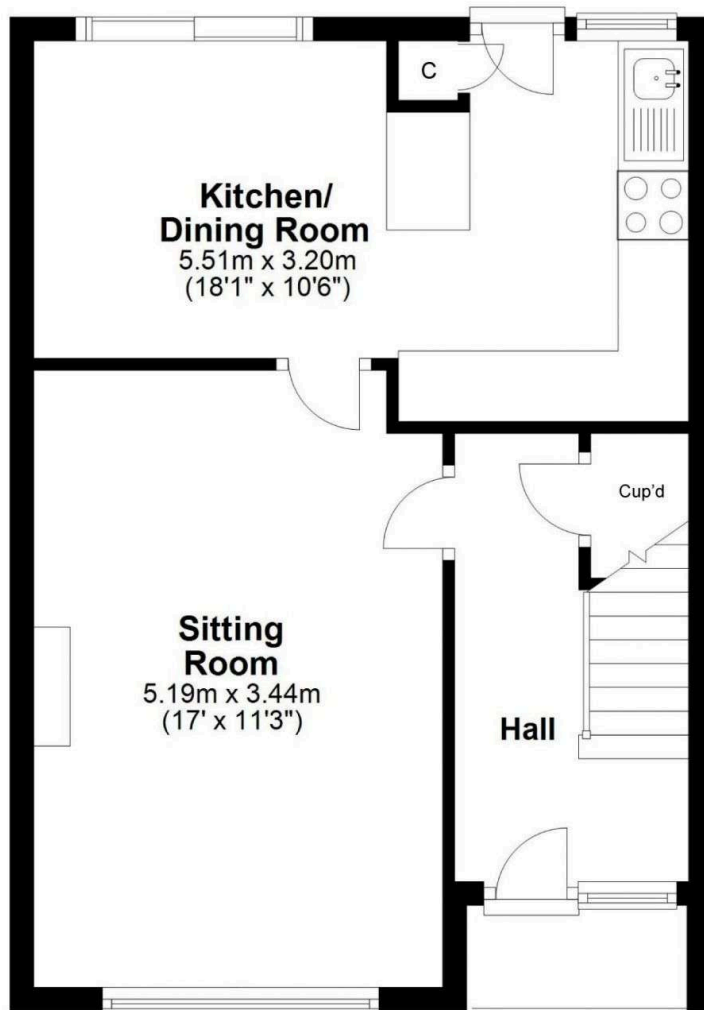
Just over three miles from the city centre, Oxgangs is a popular area that has enjoyed regeneration within recent years, developing new homes and wide green spaces to create an inviting, well-connected suburb that is popular with both families and city professionals. There are excellent local amenities, and the property is in the catchment area for Pentland Primary School and Firrhill High School, with further education available at nearby Napier University. A frequent bus services provides easy access to the city centre. It is also ideally placed for the City of Edinburgh Bypass for swift access to Edinburgh International Airport and beyond.



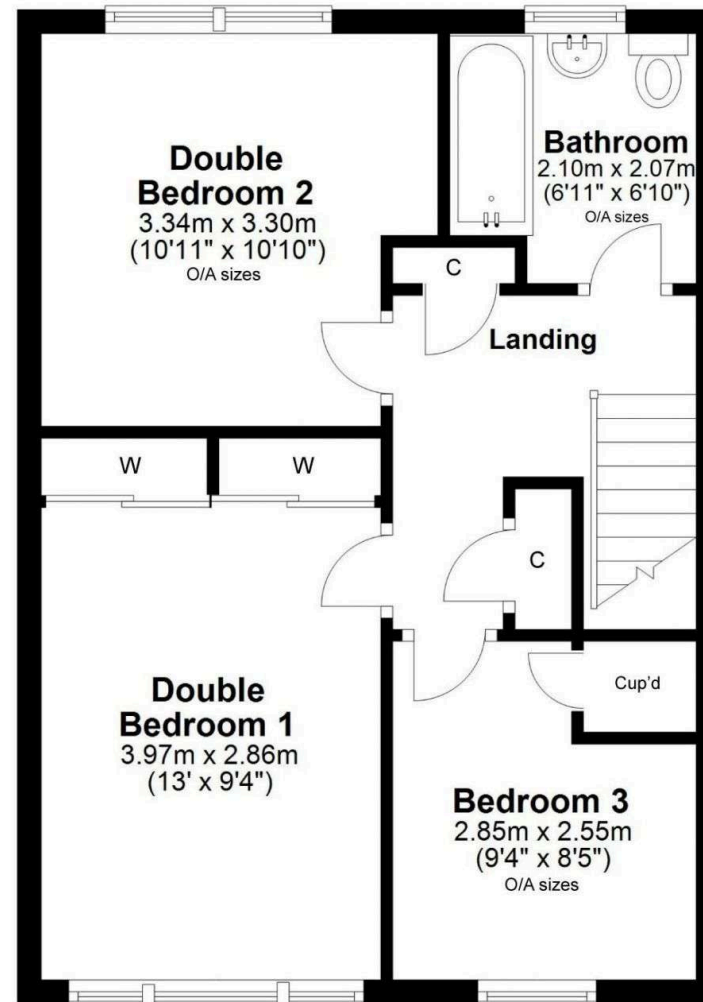
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Total Area: 85.8 m<sup>2</sup> ... 924 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Ground Floor



First Floor



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*More* is our middle name.

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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows.  
Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.