



11/2 Oxgangs Farm Drive
OXGANGS | EDINBURGH | EH13 9QG


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solicitors & estate agents



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Spacious and bright ground floor flat situated within the popular residential area of Oxgangs, close to local amenities and commuting links. This fantastic property would make an ideal purchase for young professionals, a growing family, or as a rental investment. In brief the property comprises; entrance vestibule with storage cupboard, welcoming hallway, bright and airy living room with ample space for dining furniture, modern kitchen fitted with high gloss white units, integrated gas hob, electric oven and space for appliances, spacious principal bedroom to the front, generous second bedroom with fitted cupboard and door accessing fully enclosed private rear garden, and contemporary bathroom with vanity sink unit and electric shower over bath. Further benefits include gas central heating, double glazing, fantastic storage options and externally, private front side and rear gardens, communal drying green and unrestricted on street parking.

- Bright and airy property
- Spacious living/dining room
- Modern fitted kitchen with integrated appliances
- Two double bedrooms, one giving direct access to garden
- Contemporary bathroom with shower over bath
- Gas central heating
- Double glazing
- Private front, side and rear private gardens
- Direct access to enclosed south facing private rear garden
- Communal drying green
- Unrestricted on street parking

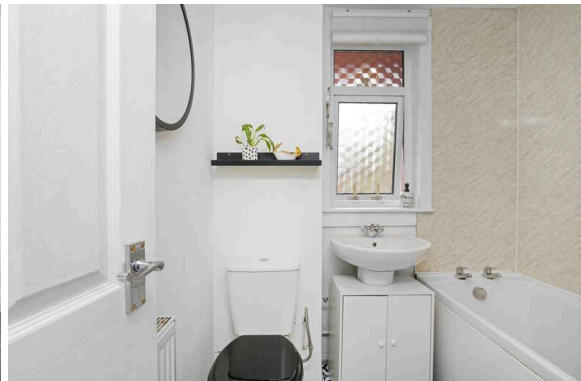
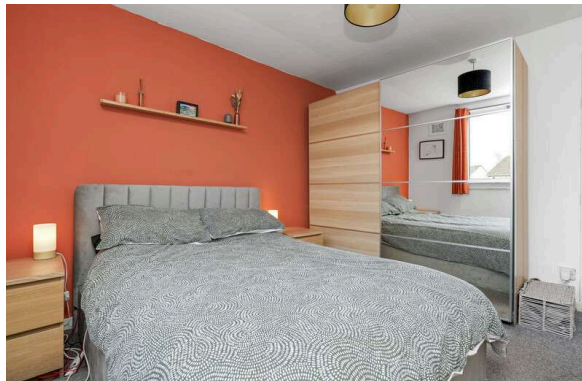


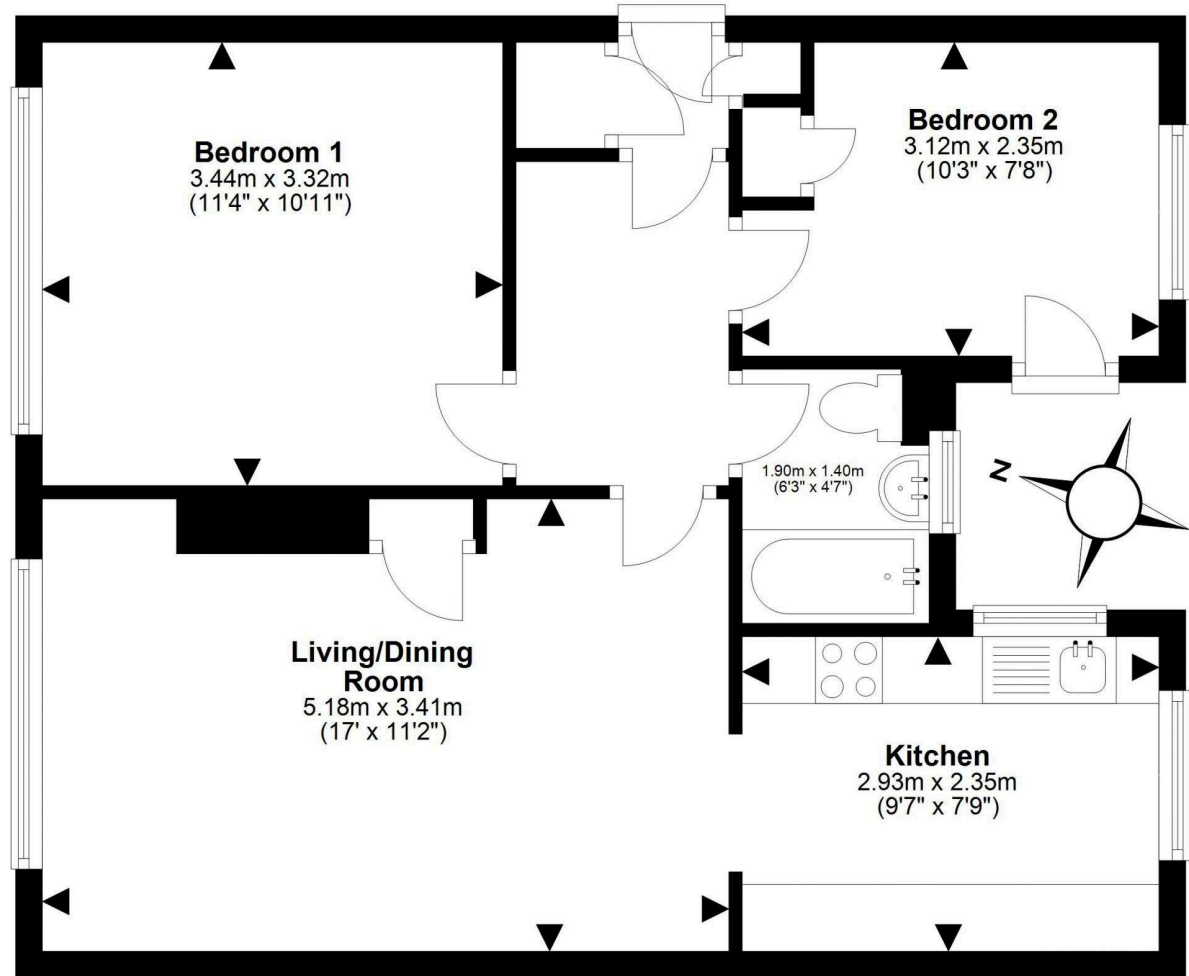
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All blinds, curtain rails, all white goods, over and wardrobe in primary bedroom will be included in the sale. EPC Rating D.

Oxgangs is a popular suburb in south-west Edinburgh close to Colinton and Craiglockhart. A selection of local amenities cater for day to day requirements. Tesco, Morrisons and Aldi all have stores close at hand and there is a large library within the area. A more comprehensive range of shops and banking services is available at nearby Colinton Village and in Morningside. Schooling is well represented from nursery to senior level, with Napier University within easy reach for the more mature student. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.





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.