

campbell  
smith

22 Oxgangs Road North,  
Edinburgh,  
EH13 9DR

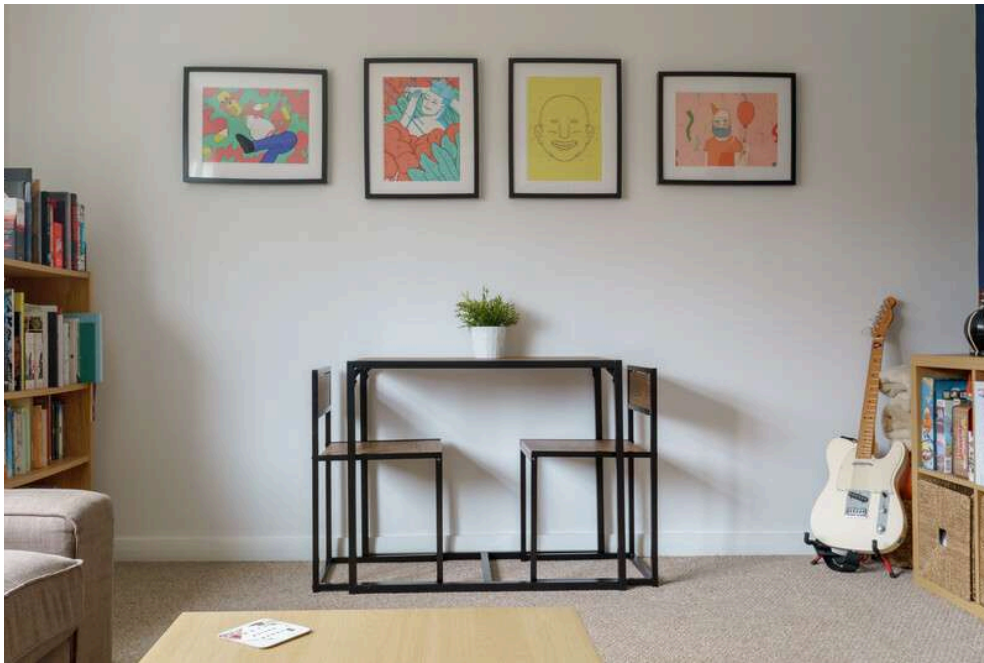


- Main Door Lower Villa Flat
- Popular location
- Tasteful decor
- Light, well-presented accommodation
- Entrance vestibule/hallway
- Lounge/diningroom
- Two double bedrooms
- Fitted kitchen with hob/oven
- Stylish bathroom
- Useful storage
- Gas central heating (new boiler 2022)
- Double glazing
- Private gardens
- Communal drying area

: Offers Over £185,000

espc / rightmove  / Zoopla /  /  / 

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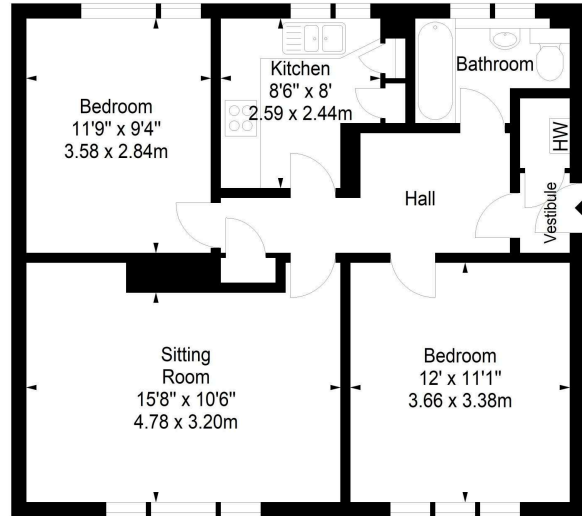




Oxgangs Road North,  
Edinburgh,  
Midlothian, EH13 9DR



Approx. Gross Internal Area  
661 Sq Ft - 61.41 Sq M  
For identification only. Not to scale.  
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Ground Floor

**+** Extras  
hob, oven, washing machine, carpets,  
blinds, light fittings and garden shed

 Buses  
Colinton Mains Dr - 4,18,27

 Shops  
Colinton Mains Drive/Oxgangs Road  
North, Tesco Aldi & Morrisons

 Schools  
Oxgangs Primary School Firhill High St  
Marks RC Primary School St Thomas of  
Aquin's RC High

 Parking  
Unrestricted on-street

 Council Tax Band B

 EPC C

 Factor  
None

 Viewing  
Telephone Campbell Smith on  
0131 555 2999

**DISCLAIMER**

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.



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