



CLANCYS

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# 22-1 Oxgangs Farm Drive,

Edinburgh, EH13 9Q



1



4



2



EPC

C



FREEHOLD

## Description

An excellent opportunity has arisen to acquire this bright and spacious 4-bedroom ground floor flat, set within the popular Oxfords area of Edinburgh. The accommodation briefly comprises an entrance hall, a bright and spacious living room, dining kitchen, master bedroom with en-suite shower room, three further bedrooms and main bathroom. The property further benefits from gas central heating, double glazing, private garden to the front, a communal rear garden and there is on street parking. This property will appeal to a variety of buyers and viewing is highly recommended.

## Location

The popular and established district of Oxfords is located to the south of Edinburgh City Centre. A wide range of local shops and services provide for everyday needs with a choice of supermarkets in the area including Tesco, Aldi & Morrisons. An excellent local bus service provides swift access to the city centre and surrounding areas and by car, the City Bypass is within easy reach, connecting quickly to the central motorway network and Edinburgh International Airport. A choice of parks and recreational facilities can be found in the area, along with the Pentlands National Park. Local schooling is available from nursery to secondary level.

## Extras

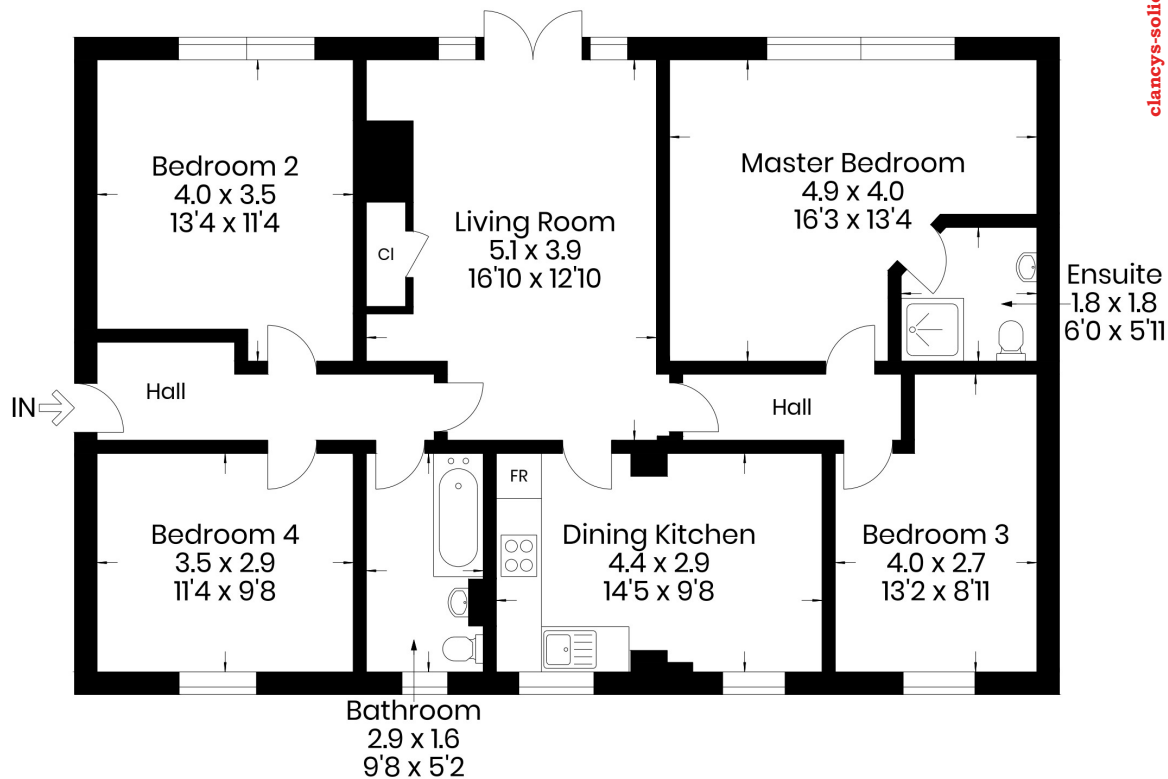
All fitted floor coverings. It should be noted that no warranties or guarantees will be given for appliances.

## Features

- Entrance hall
- Livingroom
- Dining kitchen
- 4 Bedrooms
- 2 Bathrooms
- Gas central heating
- Double glazing
- Private front garden
- Communal rear garden
- On street parking
- EPC rating - C
- Council Tax Band - B
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
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