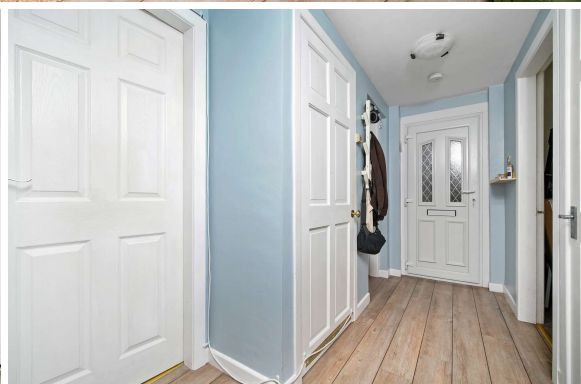




11/3 Oxgangs Place,
OXGANGS | EDINBURGH | EH13 9BD


warners
solicitors & estate agents



11/3 Oxgangs Place, OXGANGS | EDINBURGH | EH13 9BD

An excellent opportunity to purchase this spacious two-bedroom first floor apartment with shared landscaped garden with outdoor secure storage unit, pleasantly positioned within this sought-after development located within the popular Oxgangs district of Edinburgh, within walking distance of Morningside and Colinton and within easy reach of excellent transport links to the City Centre. Forming part of a well-maintained block with on street parking together with secure door entry system and with a pleasant leafy outlook, this property offers comfortable, spacious and well-planned accommodation and would provide an ideal purchase for a young professional or couple. The property comprises a spacious living room with attractive twin windows and a storage cupboard, a fully fitted stylish kitchen that currently comprises an induction hob, double oven, fan, dining area, fridge/freezer, dishwasher and washing machine. There are two well-proportioned bedrooms and completing the accommodation is the shower room with Waterfall shower.

- Welcoming Hallway with excellent storage
- Spacious Living room with twin windows
- Fully fitted Kitchen
- Two Double Bedrooms
- Shower room with Waterfall shower
- Outdoor secure storage unit
- Secure door entry system
- Shared gardens
- On street parking

Council tax B. Energy Rating C

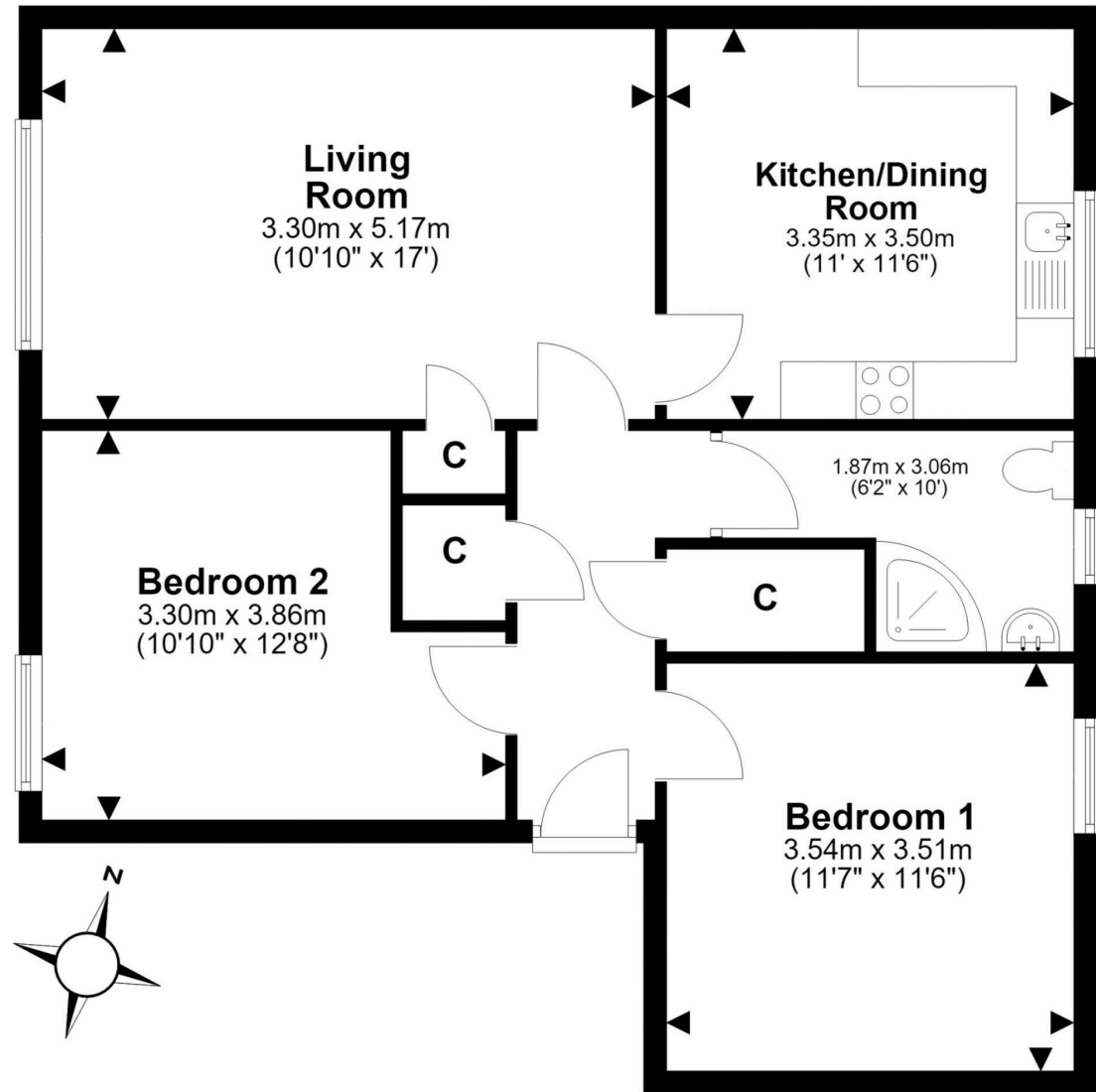
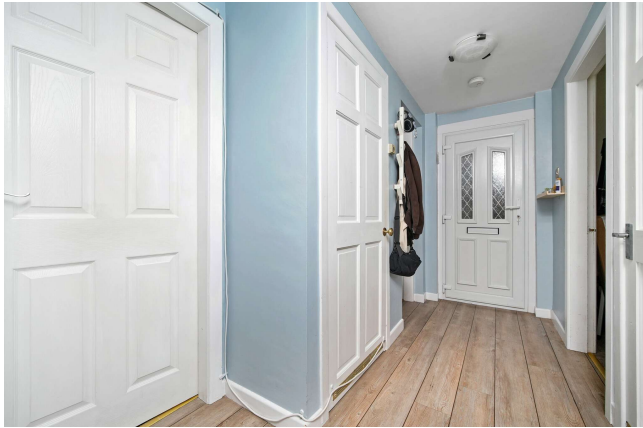
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, curtains & blinds will be included in the sale. The dryer & other items are available under separate negotiations.

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.





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