



Location

This two bedroomed, ground floor flat is situated in the popular residential area of Oxfangs, lying just South of the City Centre.

The area boasts an excellent selection of local amenities, including a large Tesco, Aldi, Morrisons, post office, library, dentist and medical centre all within easy reach. A short car or bus journey takes you to the Gyle and Straiton retail parks or Morningside with it's numerous shops and boutiques, pubs and restaurants.

The area benefits from a range of leisure activities including a tennis and sports centre at Craiglockhart, several golf clubs and the Midlothian Snow sports Centre. For walking and other outdoor pursuits, the spectacular Pentland Hills regional park and Hermitage of Braid are only a short distance away.

There are highly respected schools available in the area from nursery to senior level in both the public and private sectors and for further education, Napier University is close by.

The property is ideally situated for access to both the city centre and City Bypass which links with the major motorway network, Edinburgh International Airport and the Forth Bridges. A regular bus service provides access to the city centre and surrounding areas.

Home Report

Please visit: www.allingham.co.uk or www.espc.com





Accommodation

Entrance hallway with storage cupboards

Living room

Kitchen

Two double bedrooms

Bathroom with shower over bath, wash basin and WC

Extra features

Double glazing

Gas central heating

Private storage in the common hallway at ground floor level

Private garden to front

Communal garden to the rear



Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

