










Offers Over

**£199,995**

## 95 Oxgangs Farm Avenue

Oxgangs | Edinburgh | EH13 9PU

An excellent opportunity has arisen to purchase this spacious and bright end terraced villa situated on a fantastic corner plot with generous sized private gardens to front, side and rear with lovely open views towards Edinburgh Castle to the front. Within a popular area, close to a host of fantastic local amenities and commuting links, the accommodation provides excellent potential to create a fine home.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  On street parking
-  Private gardens to front, side and rear
-  EPC rating – C
-  Council tax band – B



## Description

In brief the accommodation comprises; welcoming entrance hallway, generously proportioned dual-aspect lounge/dining room, stylish fitted kitchen with door to rear garden, two well proportioned double bedrooms and bathroom with three-piece suite. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale.

## Gardens and Parking

A real feature of this property is the generous sized plot. There are well maintained private gardens to the front, side and rear of the property and this provides excellent extension potential (subject to the relevant planning consents). Ample on-street parking can be found to the front and surrounding area.

## Viewing

Please contact Neilsons on 0131 625 2222.





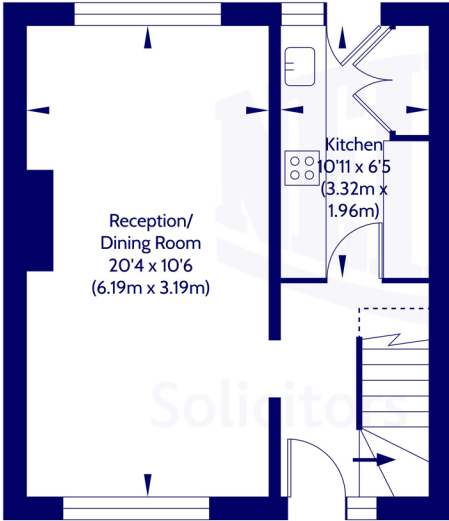
## Location

The popular and established district of Oxgangs 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 Pentland Hills National Park. Local schooling is available from nursery to secondary level.

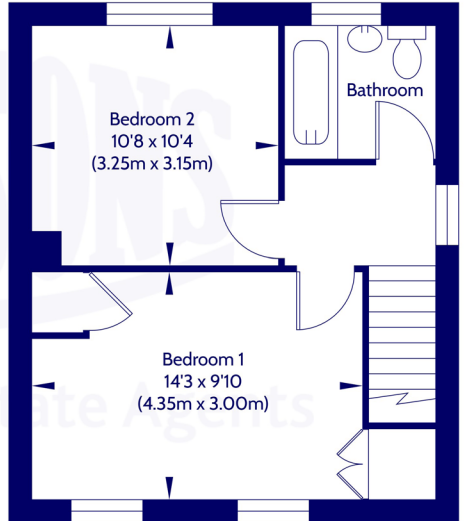




Approx. Gross Internal Floor Area 65 Sq M / 704 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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