24 Oxgangs Farm Grove

OXGANGS | EDINBURGH | EH13 9PW

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solicitors & estate agents

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Nestled on a quiet street, moments from excellent amenities, quick transport links and vast open green spaces is this spacious end terraced house. Boasting a separate garage, driveway and private gardens this property which now requires modernization would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright dual aspect lounge and dining room, an extended kitchen with garden access, three well-proportioned bedrooms and the home is completed by a shower room. Externally the fully enclosed rear garden is mainly laid to lawn.

- End terraced house in quiet setting
- Separate garage, driveway and gardens
- Now in need of modernization
- Welcoming hallway
- Bright dual aspect lounge
- Extended kitchen
- Three ample bedrooms
- Shower room
- Council Tax Band D
- Energy Rating - D

Included in the sale will be all curtains and blinds, and the oven and hob.

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

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.