



70 Oxgangs Terrace, Edinburgh, EH13 9BY



Welcome

Welcome to Oxgangs Terrace, this generously proportioned three-bedroom lower villa, situated in the popular residential area of Oxgangs, close to many local amenities, offering bright and spacious accommodation throughout together with excellent private outdoor space and off-street parking. This attractive home is ideal for a wide range of purchasers including first-time buyers, families, and downsizers, benefiting from a flexible layout, a sunroom extension and a private rear garden. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with useful storage
- Living room with access to the sunroom
- Sunroom set to the rear
- Fully fitted kitchen
- Three bedrooms
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Gas central heating Double glazing
- Private enclosed garden to the rear along with a shared drying green





Oxgangs

Oxgangs is a well-established and highly regarded residential district lying to the south of Edinburgh's city centre. The area offers an excellent range of local amenities including supermarkets, schools, leisure facilities, and regular public transport links providing swift access to the city centre and surrounding areas, with the city bypass being within easy reach. Nearby recreational opportunities include walks at the Pentland Hills, Braid Hills, and several local parks.

Extras

This property is sold as seen.

Get in touch

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Property Hub:

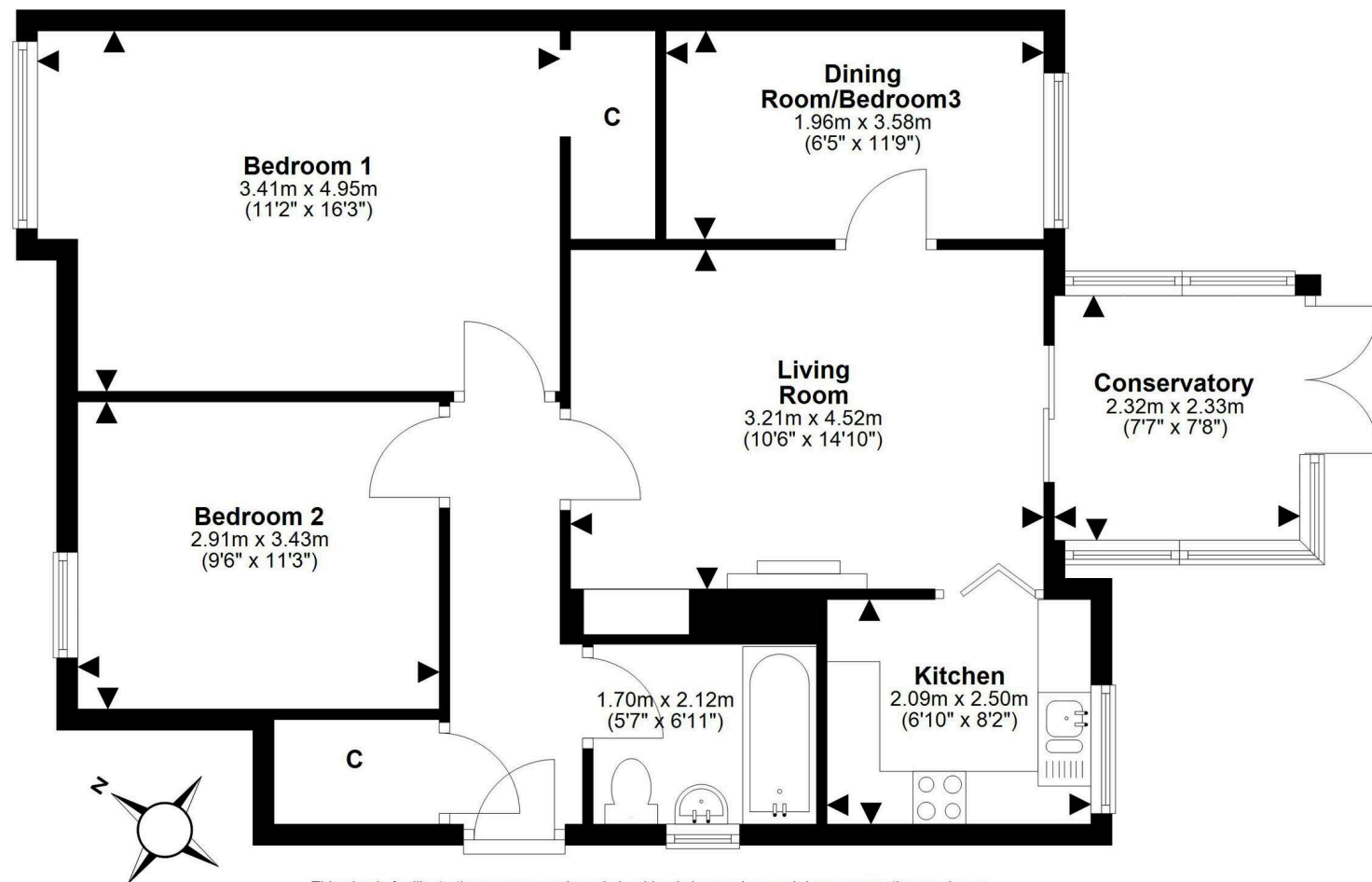
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.