

ALLINGHAM&CO

traditional values | modern practice

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espc

40 Oxgangs Farm Avenue, EDINBURGH, EH13 9PY
1 RECEPTION | 3 BEDROOMS | 1 BATHROOMS | EPC: C

Location

This 3 bedroom mid terraced villa is situated in the popular residential area of Oxgangs which lies just South of the City Centre.

Oxgangs 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 shopping centre or Morningside with numerous shops and boutiques, pubs and restaurants.

There is a range of good local schools and nurseries and, for further education, Napier University is close by.

For leisure pursuits, The Hermitage of Braid and Pentland Hills are nearby and offer, ideal spots for quiet walks, running & cycling. There are also a number of golf courses in the area as well as Midlothian Snow sports Centre.

The area has good transport links including a regular bus service and fast, easy access to the City Bypass linking to the M8, M9, Edinburgh International Airport and the Queensferry Crossing and Fife.

Home Report

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

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.





Accommodation

Large and bright dual aspect living room with fireplace

Kitchen with dining space including double oven, hob, cooker hood, washing machine?, fridge freezer?, dishwasher? These items are believed to be in good working order though their condition is not warranted

Master bedroom with 2 further bedrooms

Family bathroom with shower over bath, wash hand basin and WC

Lovely well maintained gardens to front and rear of the property

General

Great family home

Lots of garden space to the front and rear of the property

Gas Central Heating

Double Glazing

On Street Parking



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ALLINGHAM & CO OFFICES

COLINTON - PROPERTY CENTRE

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BUCKSTONE

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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



Approx
80m²

