



20 Ochiltree Gardens
THE INCH | EDINBURGH | EH16 5SN


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Located in the sought after area of The Inch to the South of the city centre, is this well presented two-bedroom main door flat with large private garden and private front driveway, that is sure to appeal to first time buyers and investors alike. The property comprises a spacious double aspect living room with fireplace, gas fire and storage cupboard, a fully fitted kitchen currently with electric hob, oven, pantry, fridge, washing machine and the boiler. There are two well-proportioned bedrooms both with built in storage and completing the accommodation is the bathroom with shower over the bath and a heated towel rail. The property also benefits from a front driveway, ample on street parking, a large private garden with two sheds and lawn, and a further shared garden area. Early viewing is highly recommended.

- Welcoming hall with storage
- Bright and spacious double aspect living room
- Fully Fitted Kitchen
- Two well-proportioned bedrooms both with built in storage
- Bathroom with shower over the bath
- Gas central heating and Double glazing
- Private Front Driveway
- Private and Shared Gardens

Council Tax band B, EPC rating C

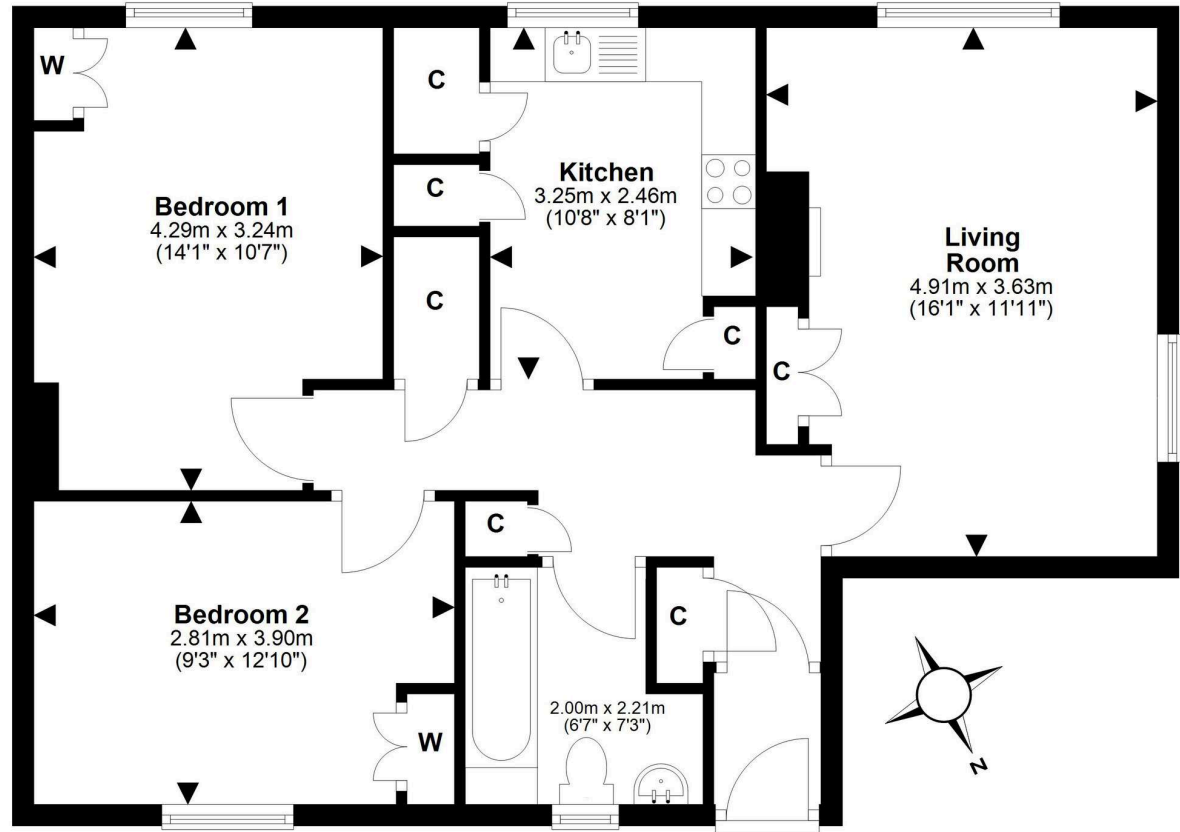
Extras to include; oven, washing machine, fridge and freezer (appliances sold as seen), all light fittings, curtain poles and curtains.

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



The subjects are located in the Inch area of Edinburgh, which lies to the south of the city centre. The property is beautifully positioned to take advantage of a good range of shopping outlets in the vicinity, mainly small convenience shops serving the local community. Further shops are available at the Cameron Toll Shopping Centre, which can be easily accessed, with adjoining Newington just a little further afield. Schooling is well represented from nursery to senior level. The property is conveniently placed for those connected to the Royal Infirmary. An efficient public transport network is on hand, which 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.