



Spacious and evenly proportioned semi detached villa, now requiring some upgrading, within a popular location.'

Entrance hall, lounge, modern fitted kitchen with appliances, rear hall, 3 bedrooms and white 3pc bathroom. Loft space. Gas central heating and PVC double glazed windows. Gardens to front, side and rear with the rear garden having a sunny facing aspect.

Oxgangs Green lies approximately 4 miles south of Princes Street and is well placed for those working within the city centre with a regular bus service available nearby. Alternatively, a number of major access roads including the A720 Edinburgh City By-Pass allow for ease of commuting out with the city boundaries. Within the vicinity there are amenities to meet every day needs including shops, Pentland Primary, Firrhill High School, Aldi, Morrisons and Tesco supermarkets. Leisure facilities are well provided for by way of public parks, Braid and Pentland Hills, golf courses and Hillend Snowsports Centre with nearby Morningside having a plethora of specialist shops, restaurants and bars plus the Dominion Cinema and Church Hill Theatre.

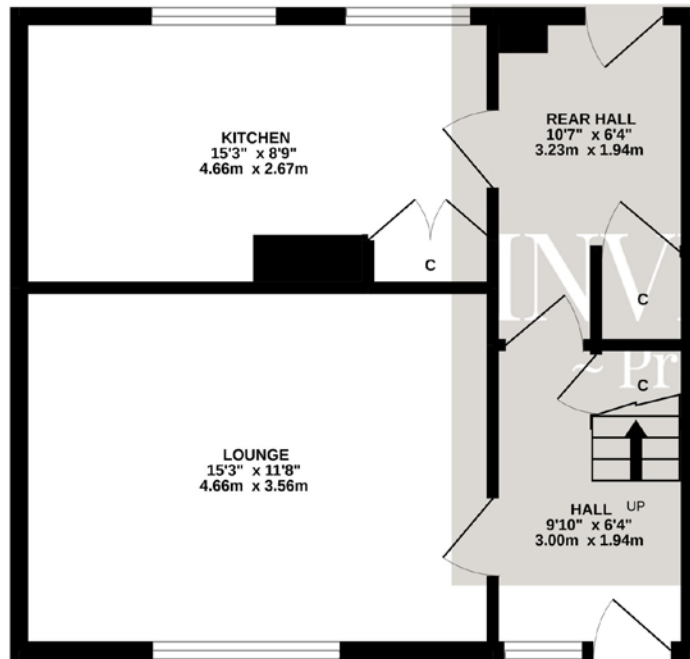
Energy Performance Rating

C

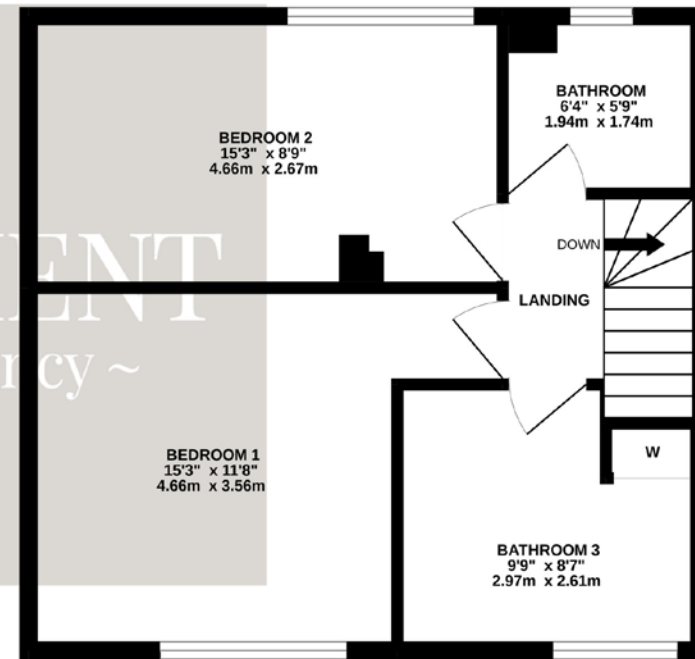




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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