

COULTERS[®]

58 Oxgangs Road North
Edinburgh
EH13 9DS

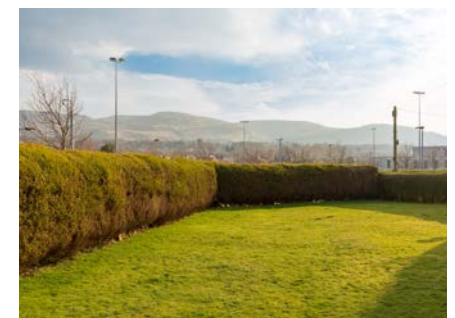


This recently refurbished two-bedroom ground floor flat is well positioned at the end of the street and benefits from a private front garden. The property has also been very well maintained with the exterior having been recently reharled. The property comprises a vestibule which opens to a wide hallway with wood effect laminate flooring. The large living room to the front continues the laminate flooring and benefits from a large window that allows plentiful natural light. The kitchen benefits from a good range of wall and base units and integrated electric oven and halogen hob and washing machine. The two bedrooms are both carpeted and can accommodate double beds and free-standing furniture. The accommodation is completed by a modern white shower room suite with large shower and sink with vanity unit and WC. The private gardens to the front and rear of the property have outstanding views towards The Pentland Hills and Hillend Ski Slope is very visible by day and lit up by night.



Property Features:

- Welcoming vestibule and hallway with laminate wooden flooring
- Large living room
- Modern fitted kitchen with integrated appliance
- Two Double bedrooms
- Modern shower room with panelled walls
- Recently reharled external walls
- Door entry system
- Gas central heating
- Double glazing
- Large gardens to front and rear
- Garden shed



Extras

Fridge/Freezer, Halogen Hob, Electric Fan Assisted Oven and Extractor, Washing Machine, Secure Garden Shed with Lawnmower, Hedge Trimmers and tools. (key provided).

Area

Oxgangs is a popular residential area to the south of Edinburgh. There are an excellent selection of local amenities, including a large Tesco store, post office, library and Allermuir medical centre, as well as a wide choice of schooling, from primary through to secondary.

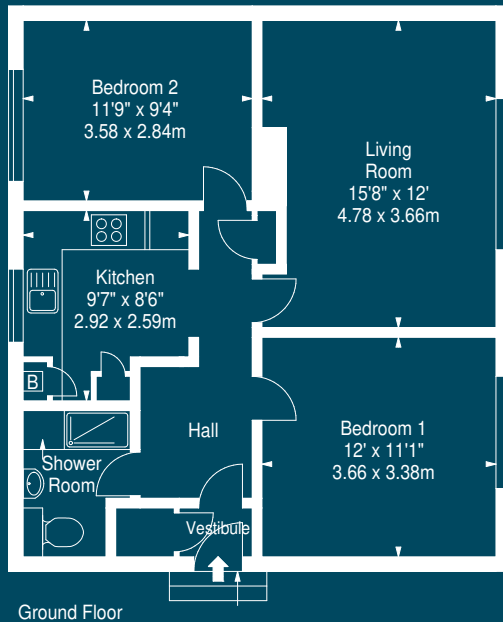
The area also has good access to many green spaces including the Water of Leith, Colinton Dell, and Spylaw Park, as well as a range of golf courses, Craiglockhart Sports Centre, the Pentland Hills and Hillend Ski Slope.

Excellent transport links within the area, including a regular bus service and fast, easy access to the city bypass linking to all the major road networks, Edinburgh International Airport and the Cyle Business Park.

**Oxgangs Road North,
Edinburgh,
Midlothian, EH13 9DS**



Approx. Gross Internal Area
667 Sq Ft - 61.96 Sq M
For identification only. Not to scale.
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Terms & Conditions

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