

16 Oxgangs Green, Edinburgh, EH13 9JF



For Sale

Very well presented and spacious semi-detached villa with good sized gardens front and rear plus driveway to front.





Entrance hall, lounge with living flame gas fire, modern fitted dining kitchen with built in appliances, utility with door to rear, master bedroom with fitted wardrobes and furniture, 2 further bedrooms and luxury shower room. Loft space. Gas central heating and PVC double glazed windows. Driveway to front. Good sized gardens to the front, side and rear with the rear garden having a sunny facing aspect, mature shrubs and patio area.

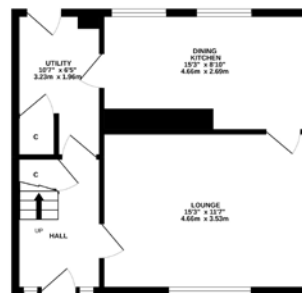
Oxgangs Green lies approximately 4 miles south of Princes Street and is well placed for those working within the city centre with a regular bus service available nearby. Alternatively, a number of major access roads including the A720 Edinburgh City By-Pass allow for ease of commuting out with the city boundaries. Within the vicinity there are amenities to meet everyday 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

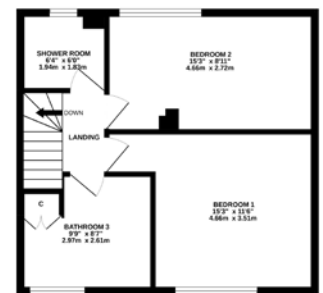
Viewing

By appointment on 0131 226 9167

GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, areas and any other details 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 is given as to their operability or efficiency can be given. Made with Metrepro 10/02

