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Offers Over

£175,000

3 Ochiltree Gardens

The Inch | Edinburgh | EH16 5ST

This two bedroom main door lower villa enjoys private front and rear gardens and offers well proportioned accommodation. Located in The Inch, the property is close to local amenities, green spaces and transport links, making it an appealing choice for first time buyers, professionals, downsizers and investors.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Front and rear gardens
-  On street parking
-  EPC rating – C
-  Council tax band - B



Description

In brief, the accommodation comprises an entrance vestibule and hallway with useful storage cupboards, a bright and airy lounge with fireplace, a fitted kitchen with a range of wall and base units with co-ordinated worktops, two double bedrooms, and a contemporary shower room with a crisp white suite and walk in shower cubicle. The property further benefits from gas central heating and double glazing.



Extras

Included in the sale will be the electric oven and hob, washer/dryer and garden shed.

Gardens and parking

There are private gardens to both the front and rear, providing excellent outdoor space to relax and enjoy during the warmer months, while unrestricted on street parking is available.

Viewing

By appointment through Neilsons (0131 625 2222).





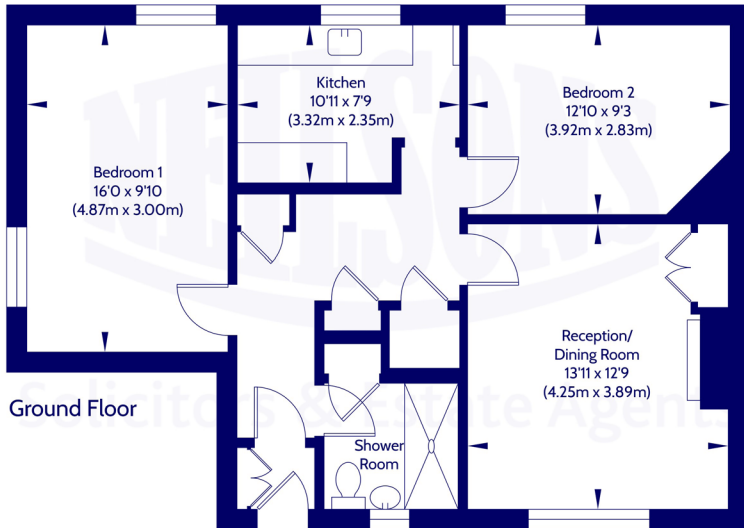
Location

Ochiltree Gardens is located within the established area of The Inch which lies approximately 4 miles to the south of the city Centre. The district is ideally suited for the commuter as it enjoys ease of access to the City By-Pass, the A1 and the national motorway network. The area is also conveniently placed for access to the Royal infirmary and Edinburgh University. Nearby Cameron Toll Shopping Centre provides an excellent variety of high street names together with local retailers providing a range of day to day essentials. A Morrisons supermarket is located on Gilmerton Road whilst Straiton and Fort Kinnaird retail parks offer an extensive range of shops and superstores. Good schooling at all levels is available locally and the area is very well served by public transport. Leisure and recreational facilities include the Royal Commonwealth Pool, Liberton Golf Course, the open spaces of Braid and Pentland Hills, Holyrood Park, Craigmillar Castle and Duddingston Loch and Bird Sanctuary.





Approx. Gross Internal Floor Area 68 Sq M / 731 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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