



Thorntons
The right way to move

78 Oxgangs Bank, Edinburgh
EH13 9LL





Summary

Well-proportioned two-bedroom terraced villa occupies an enviable position within the established Oxbgangs area of Edinburgh close to excellent amenities and transport links. The property offers spacious accommodation extending to approximately 74 sq m (794 sq ft), including a generous dual aspect living/dining room, separate kitchen with door to rear garden, two good-sized double bedrooms and a shower room. Additional benefits include attractive private gardens to the front and rear, resident's parking to the rear and on-street parking to front, gas central heating and double glazing.

Features

- Well-proportioned two-bedroom terraced villa
- Established residential location in Oxbgangs
- Now requires an element of upgrading/excellent potential
- Generous dual-aspect living/dining room
- Separate kitchen with direct access to rear garden
- Two good-sized double bedrooms
- Shower room
- GCH; DG; EPC - D
- Attractive private gardens to front and rear
- Residents' parking to the rear and on-street parking

Room Measurements

Living/Dining Room: 21'0" x 10'3" (6.39m x 3.14m)

Kitchen: 9'0" x 8'2" (2.75m x 2.48m)

Bedroom 1: 15'6" x 11'0" (4.74m x 3.35m)

Bedroom 2: 11'11" x 9'7" (3.64m x 2.91m)

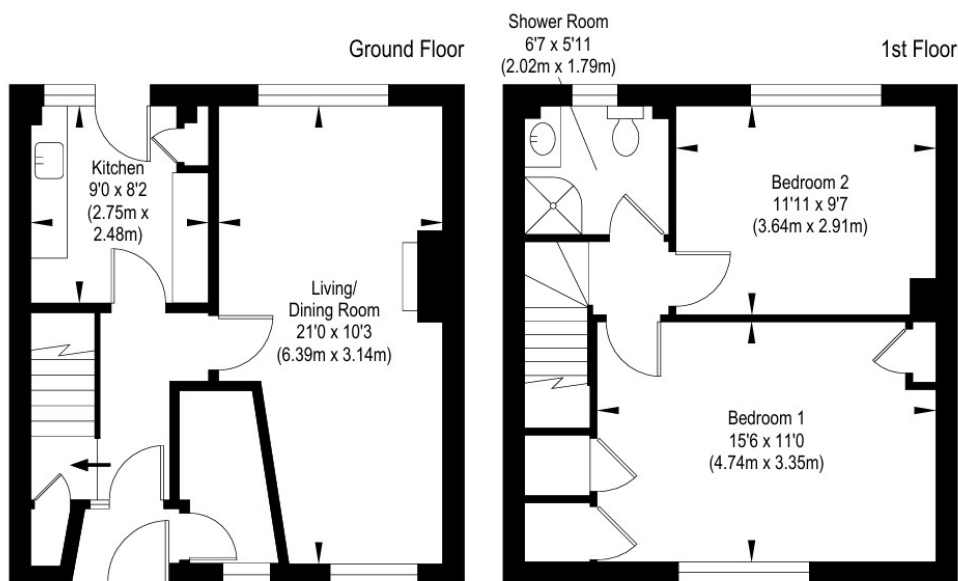
Shower Room: 6'7" x 5'11" (2.02m x 1.79m)



Floorplan



Approx. Gross Internal Floor Area 74 Sq M / 794 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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