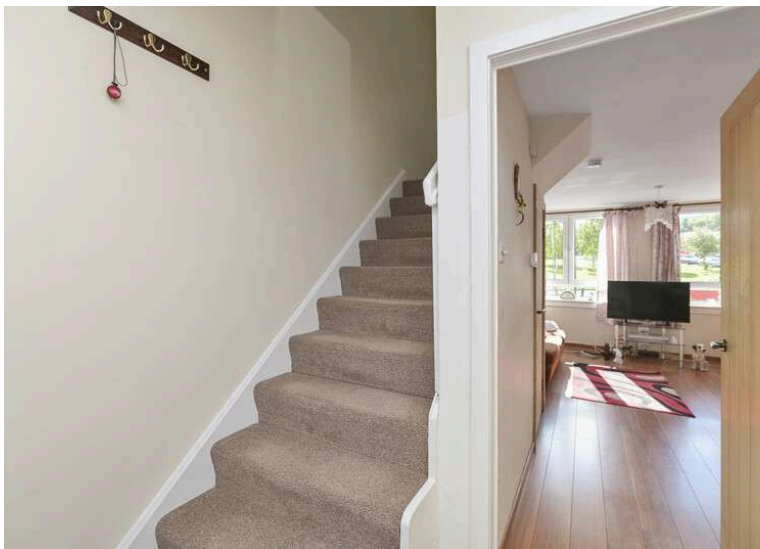




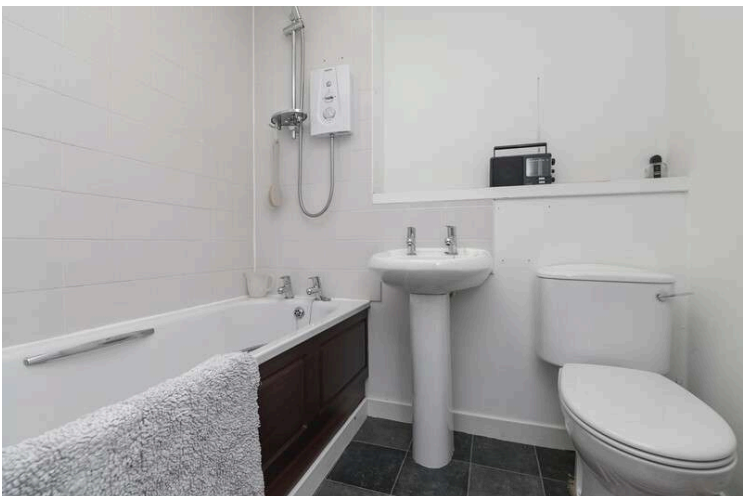
38 Oxgangs Bank, Edinburgh, EH13 9LG

www.mcdougallmcqueen.co.uk



Attention first time buyers McDougall McQueen present to the market this bright and spacious two bedroom maisonette style property arranged over two floors. The property is ideally located in the popular Oxbgangs area of Edinburgh close to many local amenities and schooling whilst being close to the City bypass and transport links. Presented to the market in good order throughout we would recommend an early viewing.

- Entrance hallway
- Bright and spacious living room with a useful under stairs cupboard housing the newly installed boiler.
- Fitted kitchen equipped with a range of wall and base units.
- Staircase to the upper level, useful shelved cupboard.
- Double rear facing bedroom with a shelved storage cupboard.
- Double bedroom boasting wonderful views over the Forth to Fife.
- Bathroom comprising WC, wash hand basin, bath with shower over, ladder radiator.
- Double glazing.
- Gas central heating with a newly fitted boiler.
- Cellar storage.
- On street parking.



Location

Oxgangs Bank is situated within a sought-after residential district of the City close to good local day to day shopping requirements including a Morrisons & Tesco's supermarket. Regular public transport operates within the vicinity with a bus stop only a short walk away providing great links to many parts of the City. The City of Edinburgh Bypass is on hand giving access to the M8 and M9 motorway networks together with Edinburgh International Airport. Leisure pursuits within the area include the Pentland Hills where lovely walks can be enjoyed, Hillend Dry Skislope together with popular golf courses. The Hunters Tryst restaurant is only a short distance away with a further choice available in nearby Buckstone, Colinton village, and Morningside.

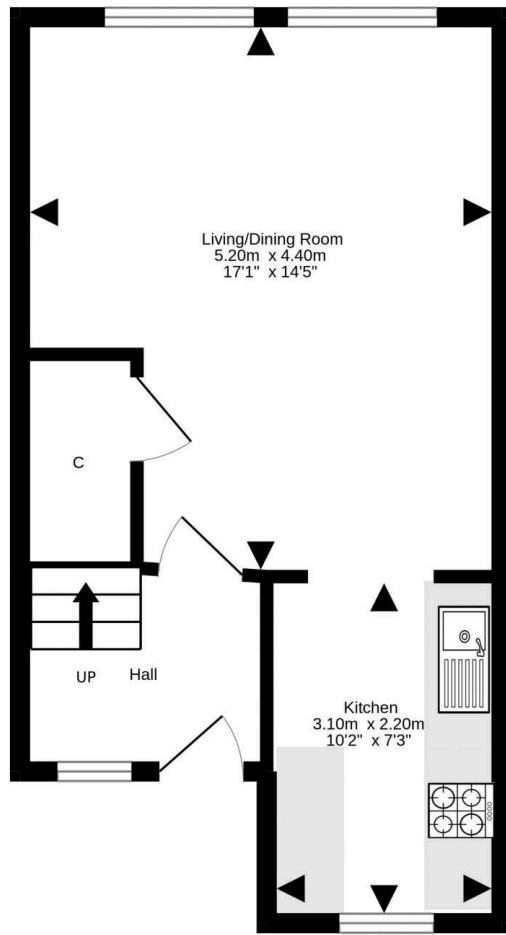
Extras

Included in the sale are the kitchen appliances, fixtures & fittings and floor coverings. (White goods are not included in the sale.)

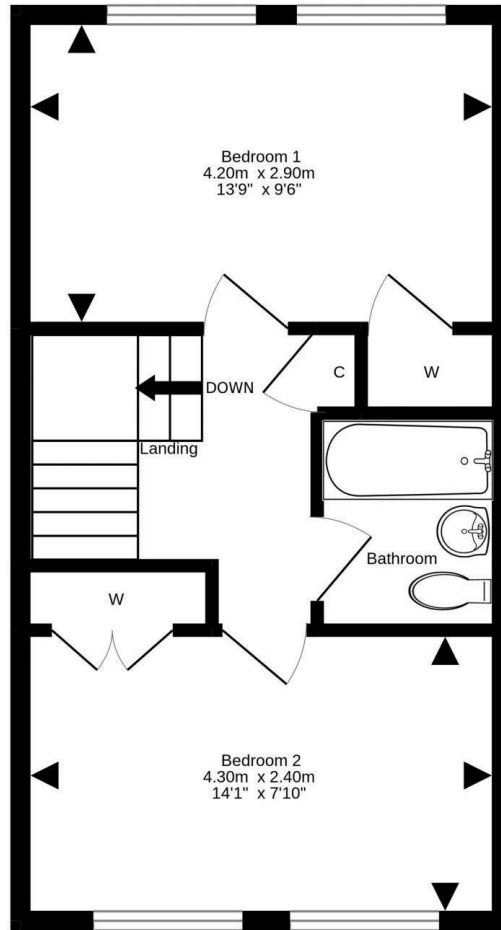
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



Ground Floor
31.8 sq.m. (343 sq.ft.) approx.



1st Floor
34.8 sq.m. (375 sq.ft.) approx.

TOTAL FLOOR AREA : 66.7 sq.m. (718 sq.ft.) approx.

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
 Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

