



9 Oxbgangs Bank, Edinburgh, EH13 9LJ

Description

Bright and spacious three bedroom terraced house which is well maintained and has excellent potential. The property has private front and rear gardens and benefits from gas central heating and double glazing.

The accommodation comprises:

- Entrance hall with carpeted staircase
- Front facing living room with large window and gas fire with metal surround
- Utility room with wall and base units; storage cupboard beneath the stairs
- Kitchen / dining room fitted with a range of wall and base mounted units, laminate worktops with stainless steel sink and appliances including washing machine, gas cooker and fridge; full height cupboard
- Spacious principal bedroom with built-in wardrobes
- Good sized rear facing second bedroom with window overlooking the rear garden
- Third bedroom with cupboard above the stairs and pleasant outlook
- Bathroom fitted with a WC, pedestal wash basin and bath with Mira electric shower over
- Landing with hatch to the partially floored loft



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
C



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We offer free market appraisals on request



Outside and Gardens

Private front and rear gardens both of which are laid to lawn. The garden shed is included the sale. There is parking available on street nearby.

Location

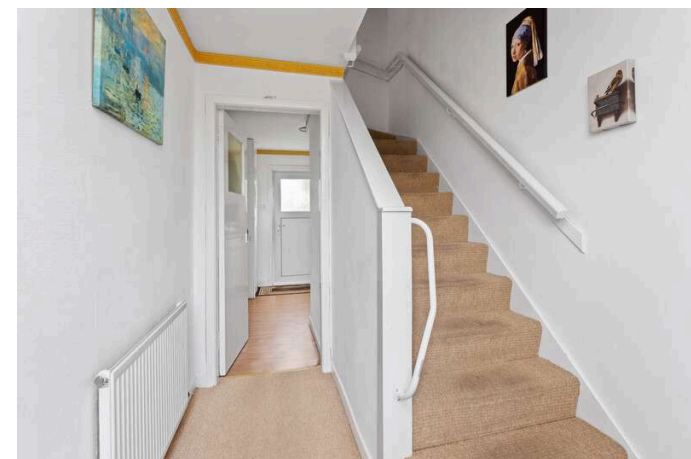
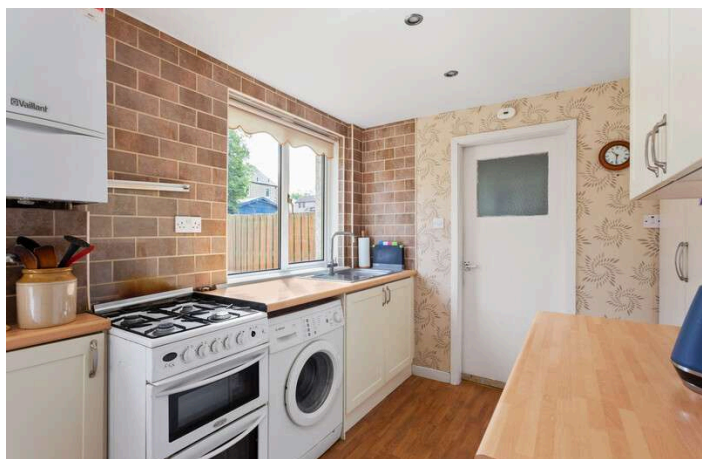
Oxgangs is a popular residential area located to the south of Edinburgh City Centre. There are a range of local shops on Oxgangs Broadway which cater for everyday necessities. Additionally there is an Aldi nearby, Tesco at Colinton Mains and Morrisons at Hunters Tryst, all within easy reach. There is a frequent bus service operating along the main thoroughfare connecting to Napier University, Morningside and the City Centre. The Bypass can be accessed via the Dreghorn Spur which in turn leads to Straiton Retail Park, all major motorway networks, Edinburgh Airport and the Forth Road Bridge. It is in the catchment for Pentland Primary School, St Mark's RC Primary School, Firhill High School and St Thomas of Aquin's RC High School.

Extras

The fixed floor coverings, light fittings, curtains and kitchen appliances are included in the sale.

Council tax

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.





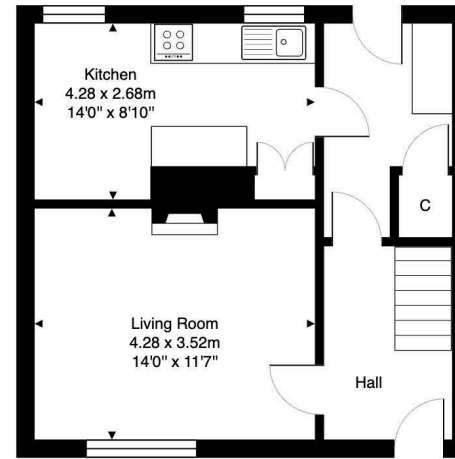
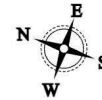




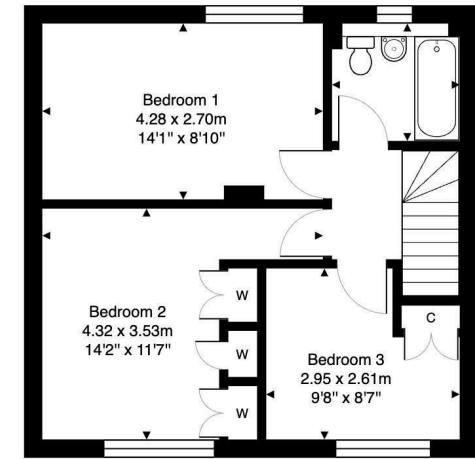
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Total Area: 80.8 m² ... 870 ft²

All measurements are approximate and for display purposes only



Ground Floor



First Floor

DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
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