



1/7 Oxgangs Drive, Edinburgh, EH13 9HB

Description

Bright and spacious two bedroom maisonette with accommodation on the second and third floors of a residential apartment. The property has excellent potential and would be ideal for a first time buyer. It also has gas central heating and double glazing. There is an unallocated residents' car park providing off street parking. There are shared gardens surrounding the property, which are mostly laid to lawn.

The accommodation comprises:

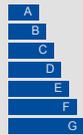
- Entrance hall with fitted carpet and carpeted stairs leading to the upstairs level
- Fitted kitchen with a window to the front of the property and a range of base and wall mounted units, laminate worktops with inset, stainless steel sink, the appliances include an electric cooker and washing machine
- The generous living room lies to the rear and is well proportioned and has a large double window to the rear; there is also a walk-in storage cupboard
- Upstairs there is a landing giving access to the bedrooms and shower room
- The front facing bedroom has a built-in wardrobe / cupboard
- There are two good sized double bedrooms
- The shower room has been recently modernised and has a wash basin with vanity unit, WC and large shower enclosure with marble style wall board



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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Description

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. The warranty for the appliances is excluded.

Council tax

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



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Total Area: 77.0 m² ... 828 ft²

All measurements are approximate and for display purposes only.



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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