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18/3 Oxgangs Farm Drive
Oxgangs, Edinburgh, EH13 9QQ

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Set in the popular Oxgangs area of Edinburgh, this well-presented first-floor flat is finished in neutral tones and enjoys a sunny and spacious reception room with a storage cupboard, open to a modern galley-style kitchen with fitted units and quality worktops. The accommodation further includes two double bedrooms, a versatile third bedroom and a bathroom with a towel warmer, an overhead shower and a wall-hung mirror. Gas central heating and double glazing ensure comfort throughout the year. Externally, the property benefits from a private garden, communal garden and an external cellar, along with on-street parking.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale. Please note that no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

Property Summary

- First-floor flat in Oxgangs
- Well-presented neutral interiors
- Carpeted hall with built-in storage
- South-facing living/dining room
- Modern galley-style kitchen
- Two double bedrooms (one with a sunny aspect)
- Versatile third bedroom with storage
- Bathroom with an overhead shower
- Private garden plus communal garden
- External cellar on the ground floor
- On-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £160,000







South-facing
living/dining room and
a modern galley-style
kitchen







Two double bedrooms (one with a sunny aspect) and a versatile third bedroom with storage





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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

