



CLANCYS

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6 Oxbgangs Medway

EDINBURGH, EH13 9LP



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D



FREEHOLD

Description

An excellent opportunity has arisen to acquire this lovely, light and spacious 3-bedroom mid terraced house with private gardens to front and rear and located in a popular residential area close to excellent local amenities. The property is presented to the market in good order with neutral décor throughout. The accommodation comprises a welcoming entrance hall, a bright and spacious living/dining room with conservatory off, fitted kitchen, utility room with WC off, three good sized light and airy double bedrooms and a contemporary bathroom with white three-piece suite. The property further benefits from gas central heating, double glazing, private gardens to the side and rear. There is on street parking available to the front of the property. This property will appeal to a variety of buyers and viewing is highly recommended.

Location

Located in Oxbgangs, it has a desirable setting too. Supermarkets are within easy walking distance, along with schools and additional amenities including eateries, bars, and cafes. The property is also perfectly positioned for easy access to Edinburgh's picturesque greenbelt, with the Hermitage of Braid and Blackford Hill Nature Reserve and the Pentland Hills close by. It offers convenience, an easy commute to the city centre, and lots of opportunities to escape the bustle of the capital amongst picturesque scenery.

Extras

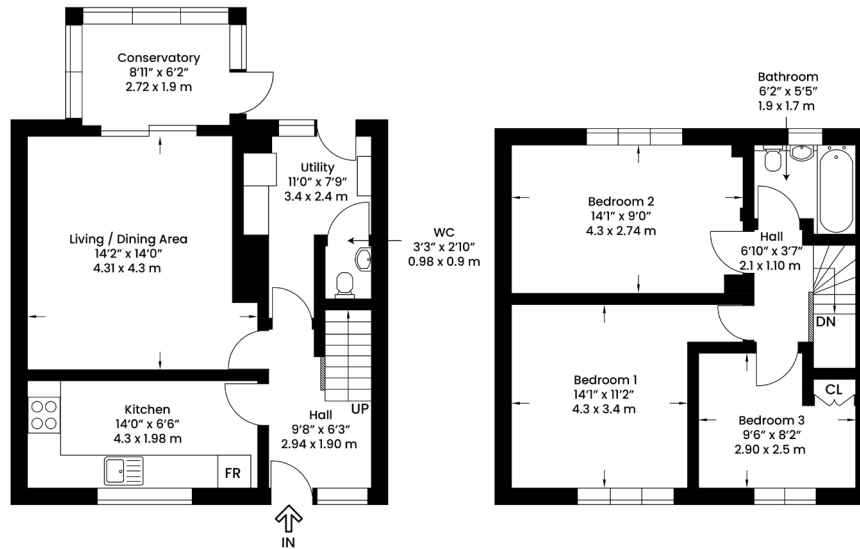
All fitted floor coverings.

Features

- Entrance hall
- Living/ dining room
- Conservatory
- Kitchen
- Utility room with WC off
- 3 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Private gardens to the front and rear
- On-street parking
- EPC rating - D
- Council Tax Band – C
- Tenure - Freehold







Ground Floor

First Floor

vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decision reliant upon them. All room dimensions taken through cupboards/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 10527) vistaBee 2025



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DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.