



**21/I Ochiltree Gardens**  
**Edinburgh, EH16 5ST**

A

# *"21/1 Ochiltree Gardens is an exceptionally spacious ground floor flat"*

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- HALLWAY
- SITTING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- ON STREET PARKING





## LOCATION

The Inch is an established residential area south of Edinburgh city centre, offering an extensive mix of family-orientated housing, with local shopping, sports facilities and well-represented educational establishments from nursery to university level. Cameron Toll Shopping Centre is a short distance away, and retail parks at Fort Kinnaird and Straiton offer an extensive list of high-street names, superstores and supermarkets. Public parks and green spaces are also situated throughout, whilst the Braid and Pentland Hills, and Liberton golf course offer open spaces. The property itself is ideally situated for Edinburgh University and the Royal Infirmary, while a GP surgery is also within walking distance. Regular public transport is available from Old Dalkeith Road and Gilmerton Road.

## COUNCIL TAX

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



## DESCRIPTION

21/1 Ochiltree Gardens is an exceptionally spacious ground floor flat with secure entry and plenty of unrestricted on street parking. The property offers excellent potential but requires full modernisation. The property offers exceptional first time buyer / buy to let accommodation and viewing is highly recommended.

The accommodation comprises: hallway with an abundance of storage cupboards; sitting room with cupboard space and feature fireplace; spacious fitted kitchen; double bedroom one with cupboard space; double bedroom two with cupboard space and bathroom with shower over the bath.

Further benefits include gas central heating, double glazing and private areas of garden ground to the front and rear being overlaid primarily with grass being bounded by hedgerow. The Property also benefits from private storage in the common stair.

## EPC RATING

The energy efficiency rating for this property is band C

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.

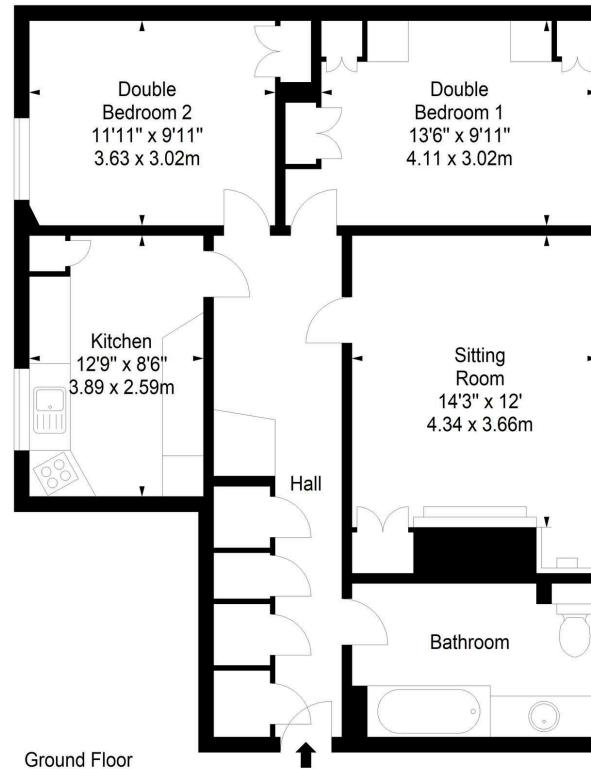
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Ochiltree Gardens,  
Edinburgh,  
Midlothian, EH16 5ST



Approx. Gross Internal Area  
865 Sq Ft - 80.36 Sq M  
For identification only. Not to scale.  
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