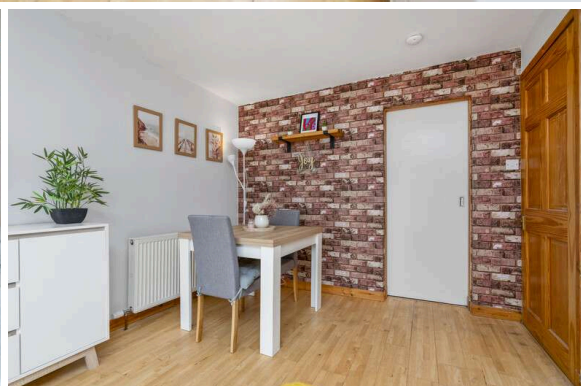




6/3 Oxbgangs Gardens
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6/3 Oxgangs Gardens

OXGANGS | EDINBURGH | EH13 9BE

Set in a quiet cul-de-sac moments from excellent amenities, quick transport links and vast open green spaces is this spacious top floor upper villa. Basting ample parking, a well-kept communal garden, double glazing and gas central heating this property would make an ideal home in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway with two ample sized storage cupboards, bright lounge with large picture window and generous dining space, a contemporary kitchen with attractive units, spacious double bedroom with built-in wardrobes and the flat is completed by a stylish bathroom with three piece suite.

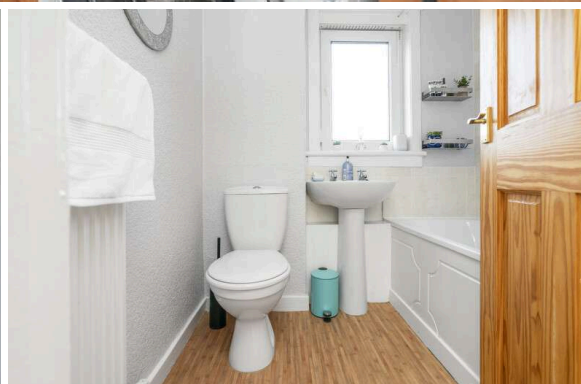
- Quiet cul-de-sac
- well-kept communal garden
- Ample parking
- Welcoming hallway with good storage
- Bright lounge with dining space
- Contemporary kitchen
- Spacious double bedroom
- Stylish bathroom
- Gas central heating and double glazing

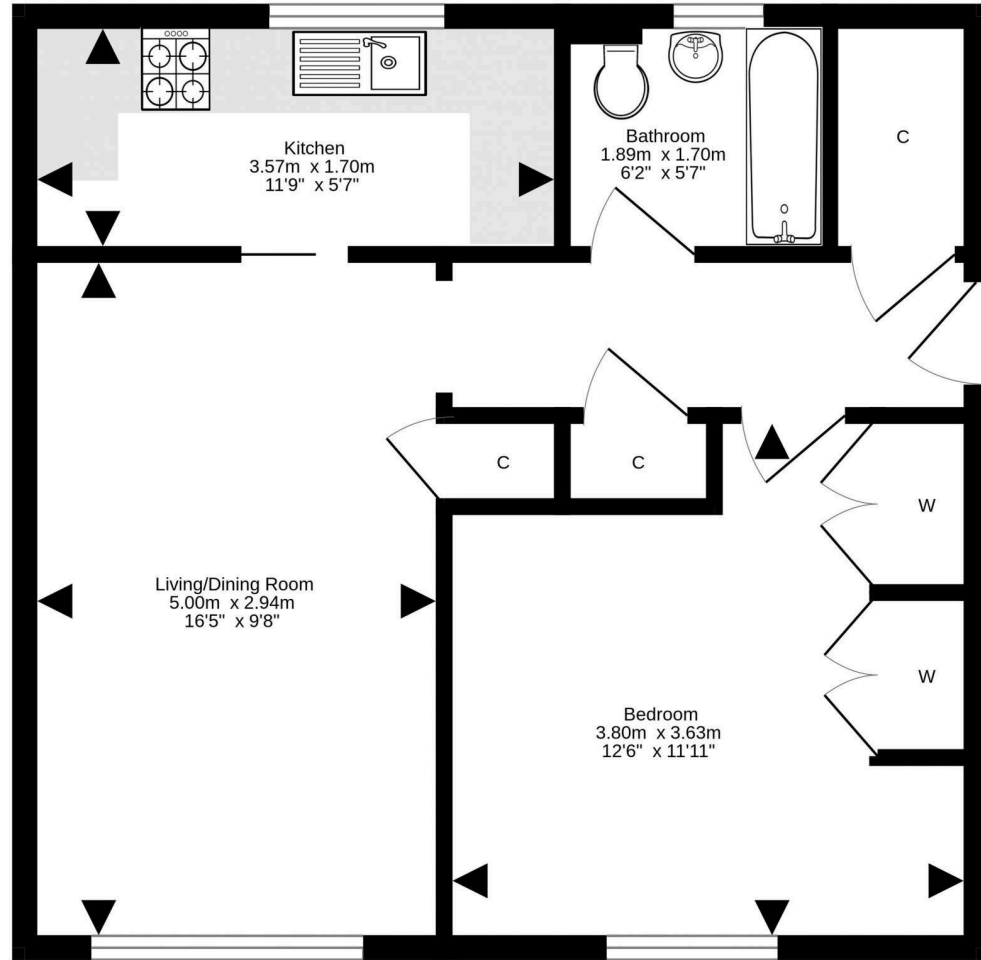
Extras included in this sale are the curtains and two bookshelves. other items may be included with separate negotiation. EPC C

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Oxgangs is a popular suburb in south-west Edinburgh close to Colinton and Craiglockhart. A selection of local amenities cater for day to day requirements. Tesco, Morrisons and Aldi all have stores close at hand and there is a large library within the area. A more comprehensive range of shops and banking services is available at nearby Colinton Village and in Morningside. Schooling is well represented from nursery to senior level, with Napier University within easy reach for the more mature student. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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