



Location

This three bedroomed property is situated in the area of Oxfangs, south-west of the City Centre.

The area benefits from good amenities including large Superstores; Tesco, Aldi and Morrisons. There is also a local Health Centre, Dentist, Pharmacy, Library and a number of smaller, independent shops.

Leisure facilities include a number of golf courses, Hillend Ski Centre and the nearby Craiglockhart Sports and Tennis Centre which offers a wide program of activities for children and adults alike. For walking, cycling, fishing and other outdoor pursuits the Pentland Hills Regional Park is close by and the Braidburn Valley Park and Hermitage of Braid are both lovely spots for a stroll.

A range of schooling is available locally from nursery to secondary levels and Napier University is only short distance away.

The area is well served by public transport to and from the City and many surrounding areas. The City By-Pass is easily accessible leading to the major road networks of central Scotland and beyond.

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Entrance hallway

Bright and spacious living room

Kitchen with cooker, extractor fan, tumble drier and fridge freezer: these items are believed to be in good working order though their condition is not warranted

Cloak room with WC and wash basin

Three bedrooms (two double and one single with cupboard)

Family bathroom with corner shower, wash basin and WC

Rear vestibule with back door leading to rear garden

Gardens to the front and rear

Driveway to the rear

Gas central heating

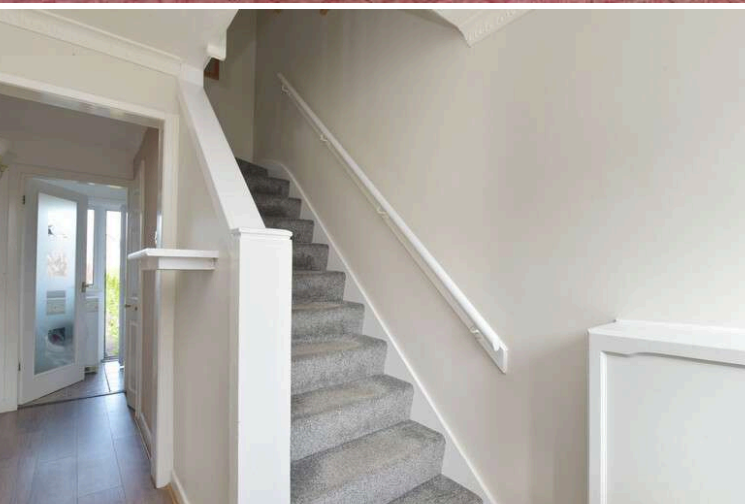
Double glazing

Highlights

- popular residential area
- well proportioned mid terrace house
- excellent potential
- gardens to front and rear
- driveway to rear

Home report

Please visit www.allingham.co.uk or www.espc.com



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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
80m²

