



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**4/2 OXGANGS FARM GARDENS**  
**OXGANGS, EH13 9QE**



## GROUND FLOOR FLAT

- Living Room
- Kitchen
- Two Bedroom
- Bathroom
- Private Front & Side Gardens
- Communal Drying Green
- On-Street Parking
- Double Glazing & GCH
- EPC Rating – C





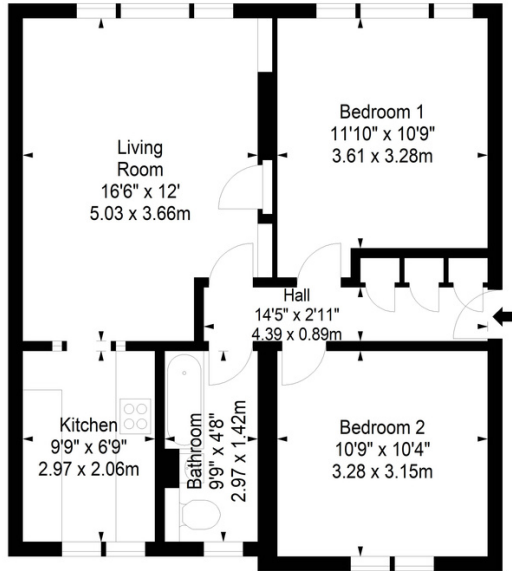
This beautifully presented ground floor flat is located in the popular residential area of Oxborough in the South West of Edinburgh. The property is within easy distance of a variety of local amenities. The location is close by to a number of green spaces such as Colinton Mains Park and the Pentlands. There's also easy access to the Bypass and transport links to the city centre and Edinburgh Airport. The accommodation comprises; entrance hallway with storage cupboards, living room, contemporary kitchen, two good sized bedrooms and modern bathroom with overhead shower. The property boasts private front and side gardens and a communal drying green to the rear. Further features include gas central heating, double glazing and free on street parking is available in the area. Included in the sale are fitted carpets & floor coverings, curtains, cooker, oven, hob, hood, fridge-freezer, dishwasher and light shades. All appliances included are sold as seen with no warranty provided.



Oxgangs Farm Gardens,  
Edinburgh,  
Midlothian, EH13 9QE



Approx. Gross Internal Area  
643 Sq Ft - 59.73 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

Deans Properties

Deans Solicitors and Estate Agents LLP



**0131 667 1900**

[mail@deansproperties.co.uk](mailto:mail@deansproperties.co.uk)

[www.deansproperties.co.uk](http://www.deansproperties.co.uk)