



Oxgangs

41 Oxgangs Farm Terrace
EH13 9QB



Semi-detached House

OFFERS OVER £240,000

- Entrance Vestibule
- Hallway
- Living room
- Kitchen
- 3 Bedrooms
- Bathroom
- WC/Cloakroom
- Gas central heating
- Double glazing
- Enclosed front and rear garden
- Private driveway
- Unrestricted on street parking
- Views to Edinburgh Castle, The Forth

Road Bridge and Arthur's Seat

Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321



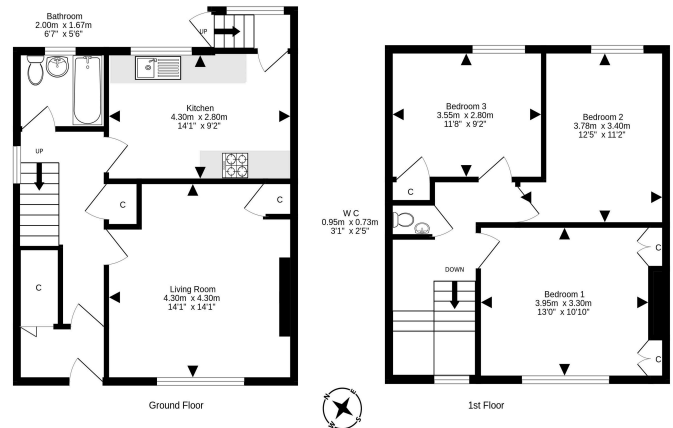






Viewing is highly recommended of this spacious 3 bedroomed semi-detached house situated within the popular Oxgangs area. Oxgangs lies to the South of the City Centre with regular bus services taking you to the City Centre and further afield. Local Aldi and Morrisons supermarkets are available for everyday essentials with further comprehensive shopping available at nearby Straiton Retail Park.

The property opens to an entrance vestibule with a handy understairs cupboard and leads to the hallway, which gives access to the rest of the downstairs accommodation, and the stairs to the upper level. The front facing living room overlooks the front garden, has a shelved storage cupboard and wooden floors. The rear facing kitchen has wall and base units, a washing machine, slot in cooker, fridge freezer and an integrated dishwasher. Off the kitchen is a rear vestibule which give direct access to the garden. Completing the downstairs accommodation is the family bathroom comprising of a bath with overhead shower unit, WC, and a wash hand basin within a vanity unit. Upstairs, there are three bedrooms, the largest of which is found to the front with two large built in storage cupboards. The second bedroom is to the rear and also features a built-in storage cupboard. The third bedroom is found to the front. Completing the upstairs accommodation is a WC/Cloakroom with a wash hand basin.



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 a guide by a prospective purchaser. Made with floorplan 10/2024

The property benefits from a well maintained private front garden with lawn and hedged borders. There is also a fully enclosed rear garden housing a handy shed and a greenhouse. Additional benefits include large private driveway, unrestricted on street parking, gas central heating and double glazing. The property also enjoys of The Forth Road Bridge, Arthur's Seat and Edinburgh Castle.

EXTRAS

To include the aforementioned white goods along with the blinds, light fittings, greenhouse, and garden sheds (no warranties to be given).

OFFERS

Offers Over £240,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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