



225/3 OXGANGS ROAD NORTH EDINBURGH, EH13 9BA

**OFFERS OVER
£105,000**

225/3 Oxgangs Road North is a nicely presented, well-proportioned first floor flat (forming part of a 4 in a block building) located in the popular residential area of Oxgangs. The home benefits from double glazing and gas central heating. There are two external lockable stores in addition to a shared drying green. This is a lovely, well maintained property and we strongly advise early viewing to avoid disappointment.

ACCOMMODATION

Hall, sitting room, kitchen, bedroom, bathroom & external storage cupboard.

VIEWING

By appointment with Purdie & Co. 0131 346 7240.



Purdie & Co
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Estate Agents**

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Oxgangs is a popular residential area, well-situated around an array of public parks and waterways including the Water of Leith, Colinton Dell, and Spylaw Park, as well as a range of golf courses and the Pentland Hills, which offer enjoyable walks and viewpoints. The area has highly-regarded schools and a diverse range of amenities, including restaurants, pubs, and leisure facilities such as Craiglockhart Sports Centre and Hillend Ski Slope. Morrisons, Aldi and Tesco supermarkets are located only a short distance away, and with regular public transport available, the property is well-placed for those working in the city centre, with easy access to the city bypass, major trunk roads and motorways.

The property is accessed by way of a communal hall and stair. The flat is on the top (first) floor.

The hall runs the width of the property with a window at one end (filling the area with plenty of natural light), laminate flooring and a decorative arch framing the rest of the hall.

The sitting room has a view to the front of the property with a mantelpiece (with electric fire) forming a decorative focal point in the room. Lit with a central ceiling light and two wall lights, coving and a laminate floor.

The kitchen has a series of fitted wall and base mounted units with a roll top work surface. The integrated gas hob, electric oven, extractor hood, fridge/ freezer and washing machine will be included in the sale. The boiler is situated in a cupboard in the kitchen.

The bedroom has space for a double bed and has a fitted carpet, whilst the bathroom comprises of a white three piece suite with WC, wash hand basin (with fitted vanity unit) and bath (with shower and glazed shower screen over).

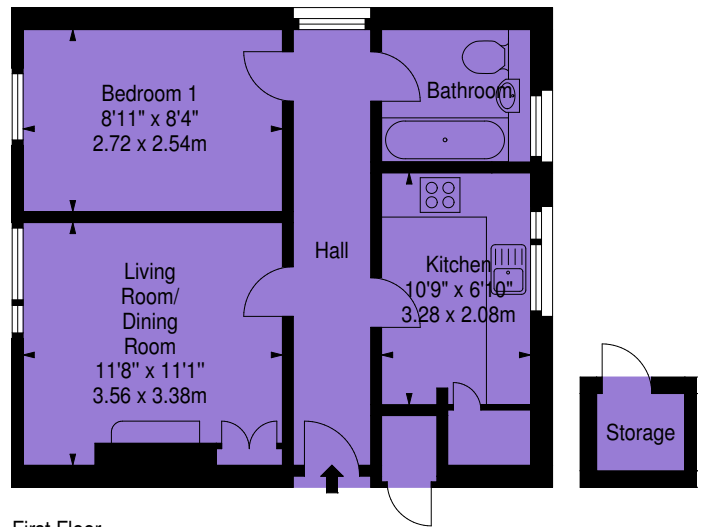
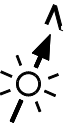
There are two stores outside the property – one adjacent to the front door and one perpendicular to the front door. In addition to this there are communal grounds to the front and rear of the property.

Flat 3, 225 Oxgangs Road North, EH13 9BA



Approx. Gross Internal Area
456 Sq Ft - 42.36 Sq M
Storage

Approx. Gross Internal Area
14 Sq Ft - 1.30 Sq M
For identification only. Not to scale.
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First Floor



While the foregoing particulars are believed to be correct their accuracy is not warranted. A Closing Date for offers may be fixed. Prospective purchasers are advised to have their Solicitors Note Interest with Purdie & Co.



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