

47 Oxgangs Terrace
Edinburgh
EH13 9BZ

cameron stephen
solicitors & estate agents



accommodation

- Entrance stair & hall
- Sitting room
- Fitted kitchen
- 3 Double bedrooms with storage
- Bathroom

features

- Gas central heating
- Double glazing
- Good storage
- Feature fireplace
- Private garden
- Driveway

description

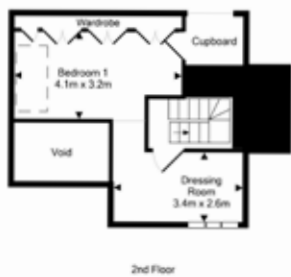
Exceptionally spacious double upper flat with driveway to the front and private garden to the side & rear. There is also a communal drying green. The accommodation comprises entrance stair and hall, sitting room with feature fireplace, fitted kitchen, 3 double bedrooms, all with storage and newly fitted bathroom with white suite and electric shower over the bath. There is an external water tap and a patio area with built in barbecue, as well as two garden sheds. The property has been well maintained and offers excellent family accommodation that must be viewed to be fully appreciated.

further information

EPC Band: D
 Home Report Value £185,000
 Items to be included: Carpets & flooring, curtains, light fittings, kitchen appliances. & 2 garden sheds.

asking price & viewing arrangements

For information on the asking price and viewing arrangements, please contact us on 0131 555 1234 or visit our website at www.cameronstephen.co.uk



Total Approx. Floor Area 77.0 Sq.M. (829 Sq Ft.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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espc

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