



60 OAKLANDS SQUARE

edinburgh

Oaklands Square is a popular, recently constructed, residential neighbourhood situated just West of the City Centre and boasts an extensive collection of local amenities on its doorstep.

Hermiston Gait and the Gyle Shopping Centre with their wide selection of highly regarded high street brands along with a Tesco, Morrison's and Marks and Spencer supermarket are nearby along with first-rate leisure facilities including a multiscreen cinema, swimming pool, golf courses and The Union Canal walkway. The area is well served by frequent and speedy bus and tram services to the City Centre and throughout Edinburgh whilst the motorway network, city bypass, Queensferry crossing and airport are all within easy reach. Broomhill is well positioned for access to Edinburgh Business Park, Gogarburn and Heriot-Watt University campus with respected local nurseries, primary and secondary schools close by.



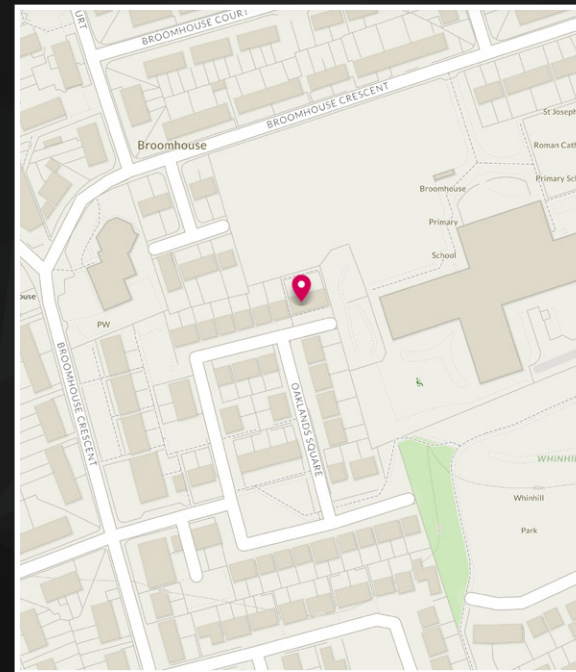
Part exchange is available. Number 60 is a delightful two-bedroom, mid-terraced villa located in a recently constructed residential development. The property is in immaculate order and offers a spacious lounge with under stair storage, a dining kitchen and a guest cloakroom. The upper floor offers two bedrooms and the family bathroom with a shower over the bath and a glazed screen. This home is like new with quality flooring and fixtures and a number of upgrades. The kitchen has ample floor and wall units in a white finish with a contrasting worktop and backsplash. There is a gas hob, electric hood and a built under electric oven, and an integrated fridge and freezer. A back door opens to the landscaped garden. The lounge has modern laminate flooring, a large window with verticle blinds and a feature wall. The stairs and bedrooms are carpeted.

Externally there is parking to the front of the house and to the back the garden has recently been landscaped to include a patio area. The garden is not overlooked and is completely enclosed with wooden fencing. A gate leads to a communal footpath.





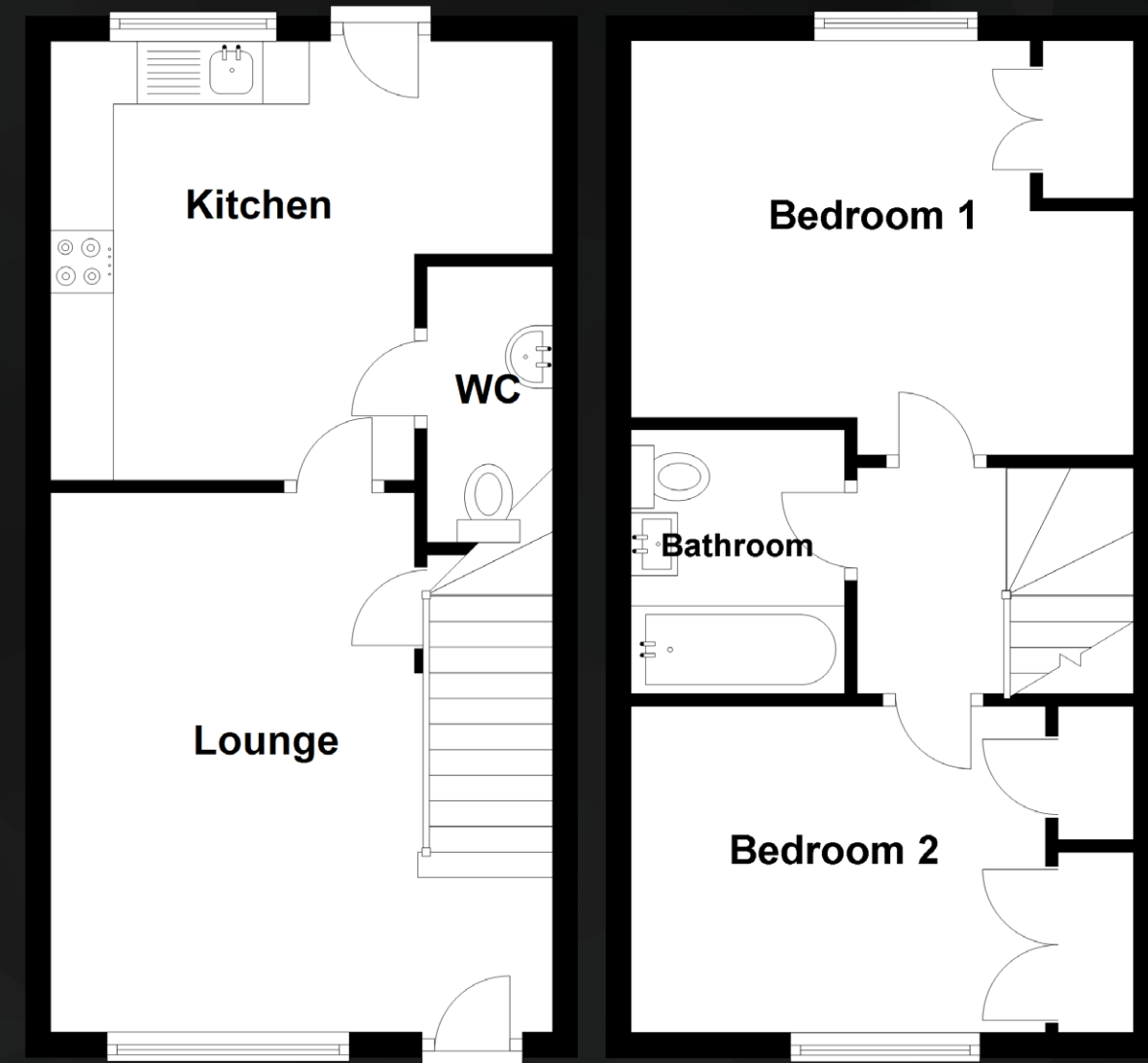
THE DETAILS



Approximate Dimensions
(Taken from the widest point)

Lounge	4.30m (14'1") x 4.00m (13'1")
Kitchen	4.00m (13'1") x 3.50m (11'6")
WC	2.20m (7'3") x 1.10m (3'7")
Bedroom 1	4.00m (13'1") x 3.30m (10'10")
Bedroom 2	3.30m (10'10") x 2.50m (8'2")
Bathroom	2.10m (6'11") x 1.70m (5'7")

Gross internal floor area (m²): 67m²
EPC Rating: B





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Part
Exchange
Available

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