



GILSON GRAY

LAW • PROPERTY • FINANCE

FLAT 5, 8 OXGANGS FARM GARDENS

Oxgangs, Edinburgh EH13 9QE



Set in the popular residential area of Oxfgangs, this three-bedroom flat comes with spacious accommodation in need of some cosmetic upgrading and refurbishment, allowing buyers to style to their taste. The home features a living and dining room with a fireplace, a breakfasting kitchen with a westerly aspect, a principal bedroom with a built-in mirrored wardrobe, two more west-facing bedrooms (one with storage space) and a family bathroom with a shower-over-bath. With its central location, the flat is sure to appeal to first-time buyers, young families, rental investors and city professionals alike.

Extras: Property will be sold as seen

FEATURES

- Second-floor flat in Oxfgangs
- Within commuting distance of Edinburgh city centre
- Exciting modernisation opportunity
- Secure shared entrance
- Entrance hall with storage
- Spacious living/dining room with fireplace
- West-facing breakfasting kitchen
- Main bedroom with built-in wardrobe
- Two more spacious bedrooms
- Private store/cupboard
- A private section of garden to the rear
- Mature communal garden grounds
- Off-street parking
- Gas central heating and double glazing







"THIS THREE-BEDROOM FLAT IS WITHIN EASY REACH OF EXCELLENT LOCAL AMENITIES AND GREEN SPACE."





EPC RATING:



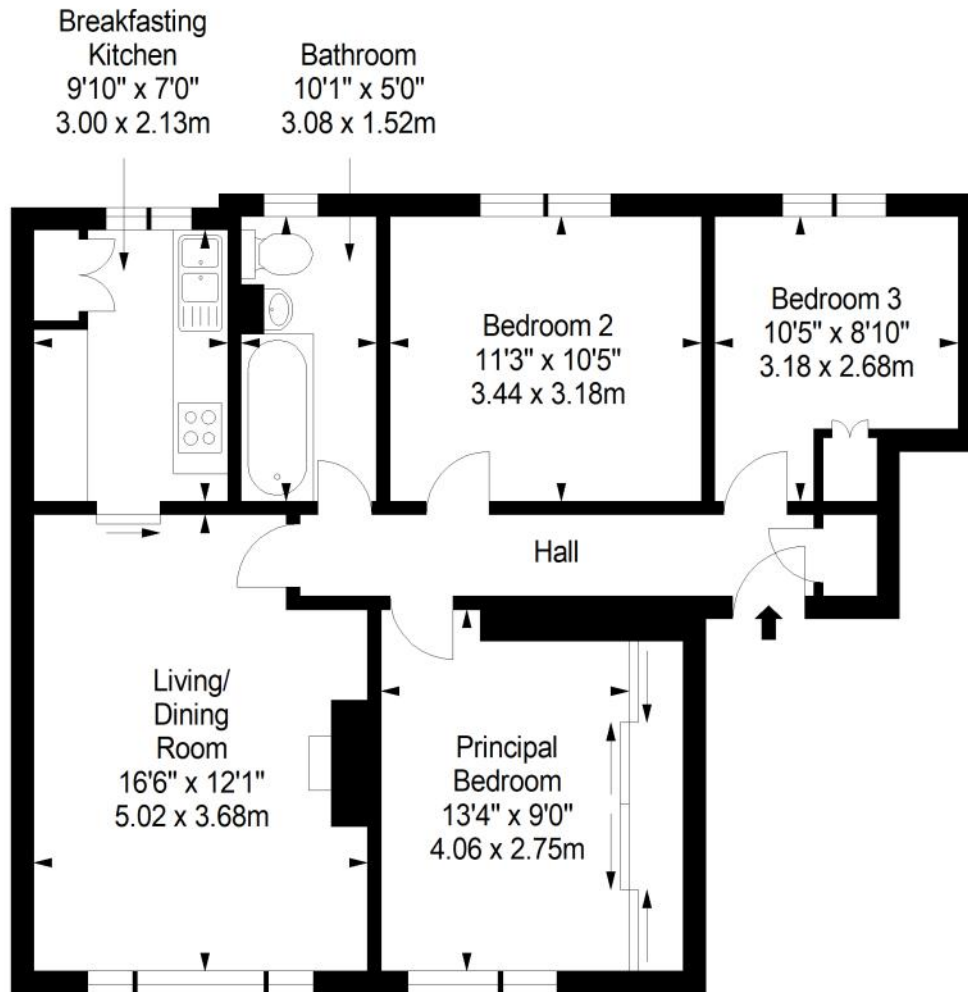
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Second Floor

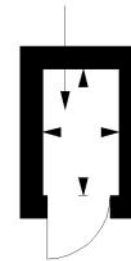
Approx. 70.9 sq. metres (763.2 sq. feet)



Cupboard

Approx. 1.2 sq. metres (12.9 sq. feet)

Cupboard
4'7" x 2'9"
1.40 x 0.84m



Total area: approx. 72.1 sq. metres (776.1 sq. feet)



GILSONGRAY.CO.UK

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