





With its central city location in Oxfords, this two-bedroom top-floor flat will be popular with a wide demographic, including city professionals, first-time buyers, couples and rental investors. The home features bright, airy accommodation with attractive, neutral interiors. It also enjoys a generous living and dining area with a fireplace and press cupboard, a double-aspect kitchen, a generous double bedroom with extensive fitted storage, a second double bedroom with a private sun-facing balcony and storage space, and a modern shower room. Externally, the development offers residents a private section of the rear garden, a private store, and parking nearby. Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

## FEATURES

- Second/top-floor flat in Oxfords
- Part of an established development
- Neutral interiors throughout
- Entrance hall with storage
- Living/dining room with fireplace
- Sunny galley-style kitchen
- Principal double bedroom with wardrobes
- Second double bedroom with balcony
- Modern shower room
- Private south-facing balcony
- An enclosed section of the rear garden
- Private ground-floor store
- Parking available nearby
- Gas central heating and double-glazed windows







"A SPACIOUS TWO-BEDROOM TOP-FLOOR FLAT WITH A SUNNY BALCONY, WITHIN STROLLING DISTANCE OF EXCELLENT AMENITIES."





EPC RATING:



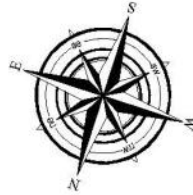
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

### Second Floor

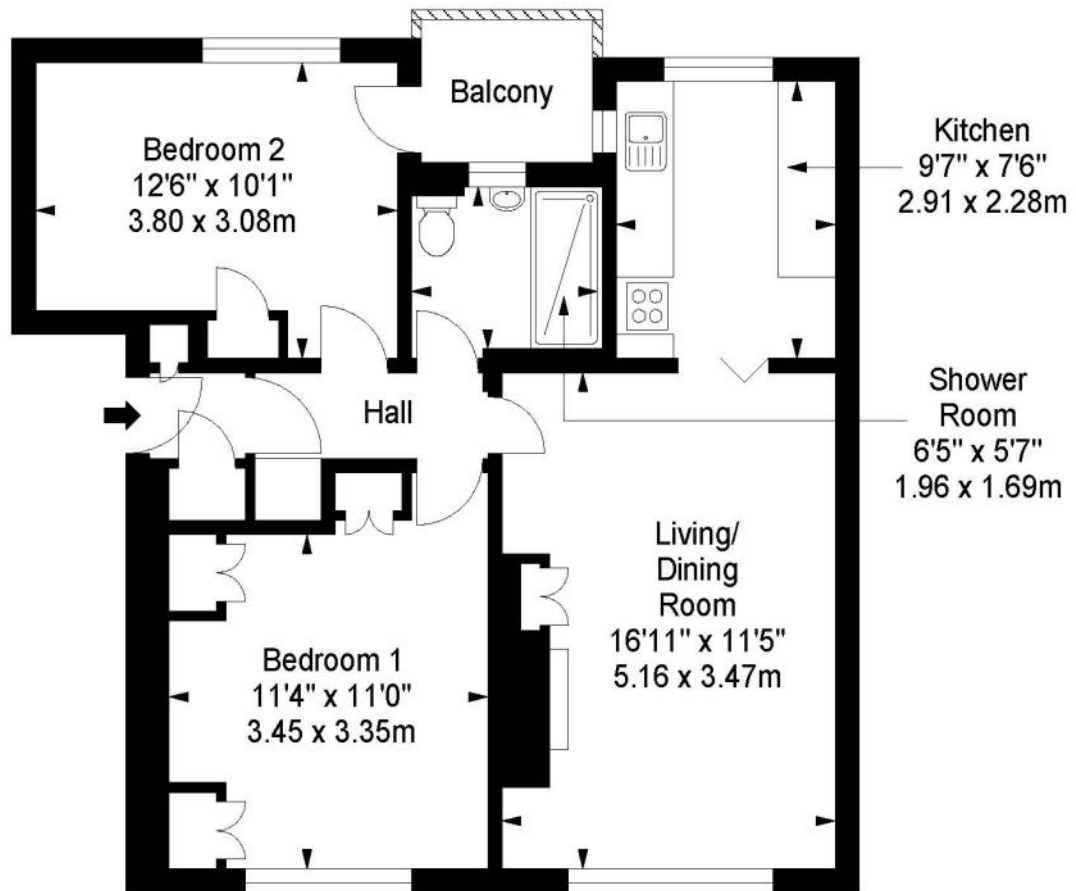
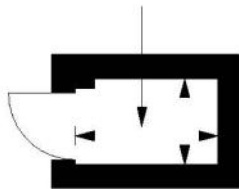
Approx. 59.7 sq. metres (642.6 sq. feet)



### Store (Ground Floor)

Approx. 1.4 sq. metres (15.1 sq. feet)

Store  
4'11" x 3'0"  
1.51 x 0.91m



Total area: approx. 61.1 sq. metres (657.7 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

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EH1 2BW  
0131 516 5366



## GLASGOW

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G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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