



Bright, with leafy outlook

Two-bedroom, first floor flat



This bright, two-bedroom, first floor flat is situated on a residential street, in the popular Oxfords area in Edinburgh, close to local amenities, bus routes and Colinton Mains Park is a short walk away. The accommodation consists of a communal entrance stair, with a private store belonging to the flat, an entrance vestibule, with storage and a spacious living room, with a leafy outlook. There is an attractive kitchen, with a good range of modern, fitted grey wall and base units, appliances and two store cupboards, one housing the boiler. There are also two double bedrooms, one with lovely views to the Pentland Hills, and a bathroom. To the rear is a communal drying green, and to the front there is on-street parking. Ideal first-time buyer, or a buy to let investment opportunity.

Key Features

- Communal stair
- Hallway
- Living room
- Kitchen
- Two double bedrooms
- Bathroom
- Private store
- Gas central heating
- Double glazing
- Communal drying green
- On-street parking



Oxgangs

Oxgangs lies to the south of the city centre, within close proximity to the City by-pass offering quick access onto the M8, M9, Edinburgh Airport or heading down to East Lothian and the A1. There are regular public transport services operating into the city and surrounding districts, with the bus terminal just a short walk away. There are good local amenities in Fairmilehead and just minutes' to Hunters Tryst which offers a Morrisons supermarket, Aldi at Oxgangs Road North and a Tesco supermarket in Colinton Mains. Schooling is available in the area from nursery through to senior levels and in easy reach of Napier University Campus at Craiglockhart. There is a great choice of recreational amenities in the district, including golf courses at Swanston, Mortonhall and Braid Hills, many fine walks can be found at Old Swanston and into the Pentland Hills and the Midlothian Snowsports Centre at Hillend offer a choice of outdoor pursuits.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, fridge freezer, washing machine are included in the sale (no warranties given). The freezer in the bedroom is not included in the sale. The gas fire in the living room is capped.

Viewing

By appointment please telephone ELP Arbutnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

B

Home Report Valuation

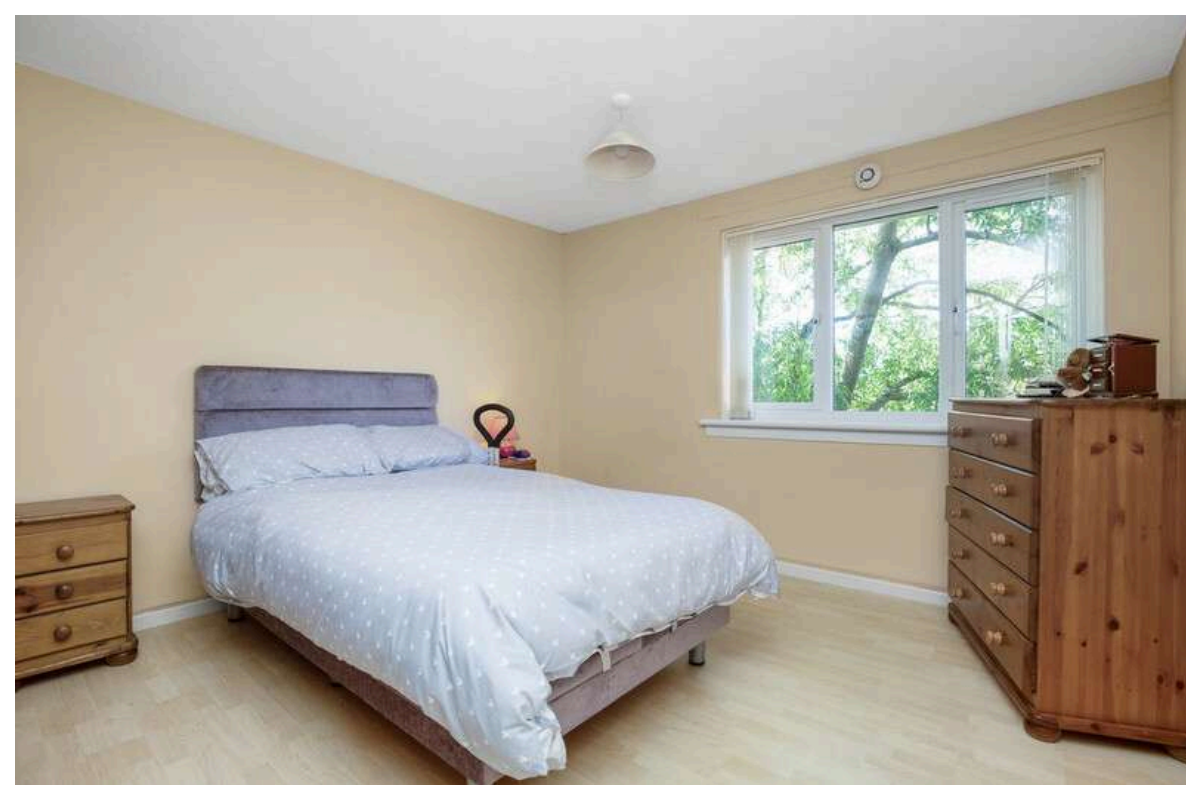
£145,000

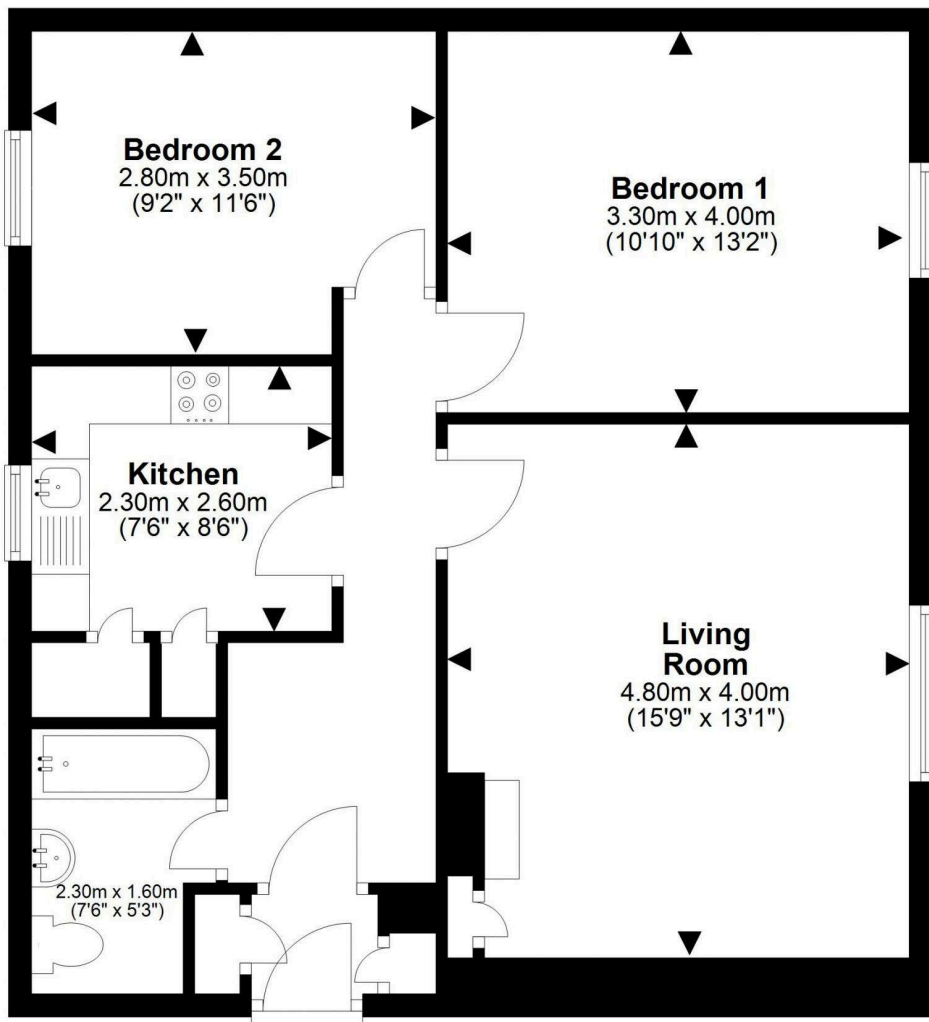
EPC Rating

C

Tenure

Freehold





Total area: approx. 63.6 sq. metres (684.4 sq. feet)

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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