



6/2 Oxgangs Farm Gardens, Edinburgh

Offers Over £125,000



Entrance Hall

15' 1" x 2' 11" (4.59m x 0.90m)

The entrance hall features a wooden entrance door, carpet flooring, and central lighting. It includes three large storage cupboards and provides access to the lounge, bathroom, and two bedrooms. benefit from upgrade.

Lounge

16' 2" x 11' 1" (4.93m x 3.37m)

The room has a front-facing window that lets in natural light, carpeted flooring, and a central ceiling light. It includes a storage cupboard and provides access to the kitchen and main hallway. The space is functional but would benefit from some upgrades and new décor.

Kitchen

9' 10" x 9' 3" (3.00m x 2.83m)

The kitchen has a rear-facing window, a gas slot-in cooker, and space for a washing machine and fridge. It features a stainless steel sink with a drainer, a good storage cupboard, and stripe lighting. There is no guarantee with any white goods.

Bathroom

10' 1" x 4' 10" (3.07m x 1.47m)

The bathroom room has a rear-facing window, laminate flooring, and a central light. It features a radiator and wet wall finishings. The bath, sink, and WC are in place but would benefit from an upgrade.

Bedroom 1

10' 10" x 11' 10" (3.30m x 3.61m)

The larger of the two rooms has a front-facing window, carpet flooring, a radiator, and a central light fitting. It offers space for free-standing furniture and would benefit from new décor.







6/2 Oxfangs Farm Gardens

Edinburgh, Edinburgh

Bedroom 2

The large double bedroom has a rear-facing window, high ceilings, and plenty of space for free-standing furniture. It features a radiator, a central light, and carpet flooring.

Some of the images featured on this listing may have been digitally staged with furniture for illustrative purposes.

Freehold Property. Council Tax Band: D Factor Fee: TBC

These particulars have been prepared based on information provided by our clients. Every effort has been made to ensure accuracy; however, measurements, floor plans, and photographs are indicative only and may not fully reflect the property. Buyers are advised to instruct their own surveyor or specialist to confirm the property's condition before purchase.

Spacious two-bed flat with lounge, kitchen, bathroom, and ample storage. Requires upgrades but offers potential. Convenient location with easy access to amenities.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Front Garden

The property has a nice front garden with a wooden fence, a mature hedge, and a lawn as the main feature. It also benefits from a side lawn area, adding extra outdoor space.

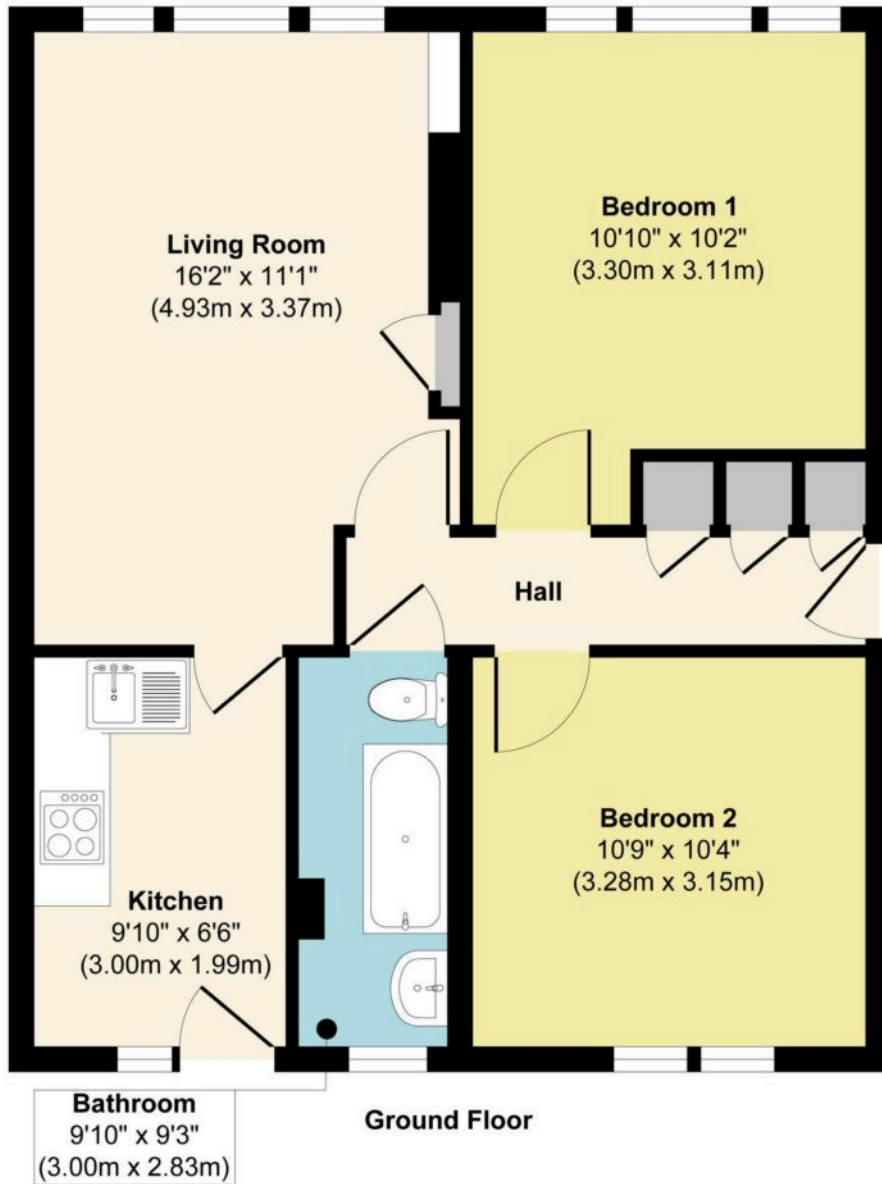
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Freehold Property. Council Tax Band: B Factor Fee: TBC

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ON STREET

6/2 Oxfangs Farm Gardens, Edinburgh, EH13 9QE



Approx. Gross Internal Floor Area 568 sq. ft / 52.83 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	75

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	70	76

England, Scotland & Wales

EU Directive
2002/91/EC





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