



Newington

12/5 Oxford Street
EH8 9PH



Second Floor Flat

OFFERS OVER £240,000

- Hall
- Spacious living room
- Kitchen
- Bedroom
- Bathroom
- WC/cloakroom
- Communal rear garden
- Gas central heating
- Traditional features
- Excellent storage
- Zoned permit parking



Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321





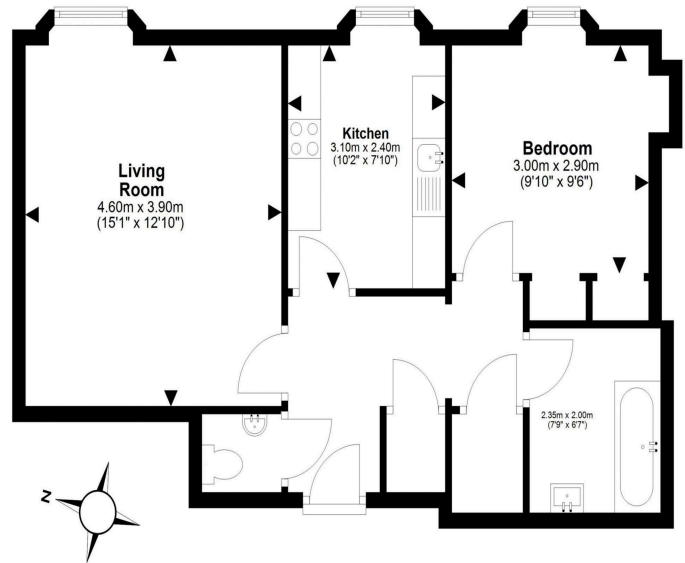




This second-floor flat is situated within a sought-after residential area with easy access to the City Centre. An abundance of shopping is available along with a good choice of public transport to the nearby City Centre and surrounding areas. Local recreational facilities include the Queen's Park and The Royal Commonwealth swimming pool with gym and fitness studios.

Recently upgraded by the current owner the property opens to an entrance hall with new carpets, an entry phone, and two deep storage cupboards, one which houses a bosh washing machine. Off the hallway, is the spacious front facing living room which features ornate cornicing and wooden floors. The kitchen, also to the front, has base and wall units, sink unit and several integrated appliances including an oven, hob, and fridge freezer.

The bright double bedroom has two cupboard recesses, built in shelving and cornicing. To the rear is a modern bathroom comprising of a bath with overhead shower, wash hand basin within a vanity unit, mirrored medicine cabinet and a heated towel rail. A separate WC/cloakroom completes the property.



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.

Further benefits include an enclosed rear communal garden, zoned on street parking and gas central heating.

EXTRAS

All aforementioned white goods (Please note that the dishwasher does not work.), curtains, blinds, light fittings. No warranties to be given.

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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