



38/2 Oxgangs Avenue
Edinburgh, EH13 9JW

- Attractive residential location in Oxbgangs, Edinburgh
- Excellent nearby amenities, transport links and local schools
- Council Tax Band: B
- EPC Rating C





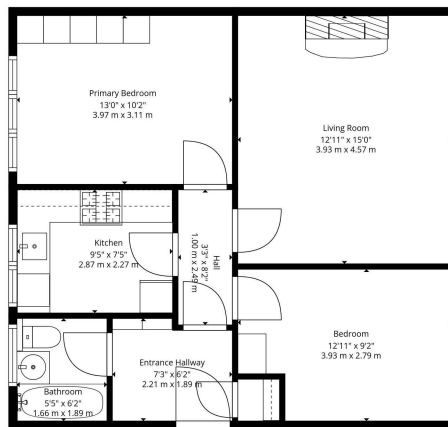
Ideal for first time buyers and downsizers, this well maintained ground floor flat set within the desirable Oxbgangs district of Edinburgh, just a short commute from the city centre and drive to the city bypass. Internally the generous reception room is ideal for relaxation and family time, whilst the kitchen provides a functional space with wall and base units, freestanding cooker and a space plumbed for a washing machine. Large windows throughout brighten each room and offer an outlook to the front and rear garden. Both bedrooms are comfortable and well-proportioned. The bathroom is neutrally finished, with a three-piece suit including a bath with a shower over. Storage throughout is good, helping to keep the home organised and clutter-free.

Outside, the property benefits from a pleasant large, private front garden which is mainly laid to lawn and

a private rear garden with patio, space for seating to enjoy entertaining family and friends. There is also access to a communal garden, and on-street parking.

Location:

The popular and established district of Oxbgangs is located to the south of Edinburgh City Centre. A wide range of local shops and services provide for everyday needs with a choice of supermarkets in the area including Tesco, Aldi & Morrisons. An excellent local bus service provides swift access to the city centre and surrounding areas and by car, the city bypass is within easy reach, connecting quickly to the central motorway network and Edinburgh International Airport. A choice of parks and recreational facilities can be found in the area, along with the Pentland Hills National Park. Local schooling is available from nursery to secondary level.



TOTAL: 643 sq. ft, 60 m2
FLOOR 1: 643 sq. ft, 60 m2
EXCLUDED AREAS: WALLS: 52 sq. ft, 5 m2
Measurements Excluded Highly Portable But Not Guaranteed



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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