



RALPH SAYER
SOLICITORS & ESTATE AGENTS

3/6 Oxfangs Avenue

Edinburgh EH13 9HZ

3/6 Oxgangs Avenue

Immaculately presented, this two-bedroom second floor flat, has a fresh, neutral decor, paired with generously proportioned accommodation and excellent storage. The south-facing property is sure to appeal to a wealth of buyers and lies conveniently close to excellent amenities, schools, transport links, and open spaces, with the heart of the city also within easy reach.

Extras: all fitted floor coverings, window coverings, light fittings, and all kitchen appliances will be included in the sale.

Other items available by separate negotiation.

Property Summary

- Second floor flat
- South-facing lounge/diner
- Spacious kitchen/diner
- Two double bedrooms
- Appealing three-piece bathroom
- Gas central heating & double glazing
- Shared drying green to rear
- Private secure external store, next to drying green
- Resident parking area to rear
- EPC Rating - C | Council Tax Band - B

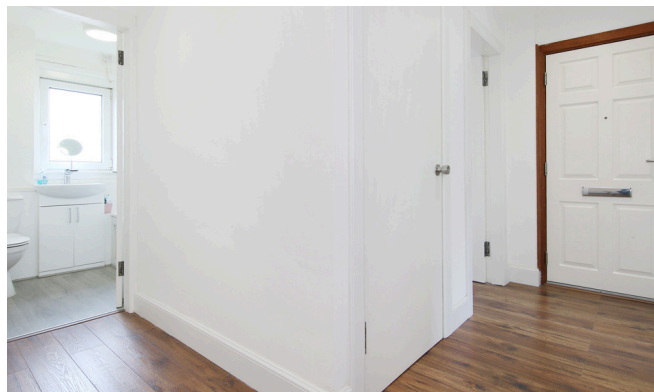


Home Report Value - £155,000





Spacious two
bedroom flat
with excellent
storage &
open views





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dream property!



RALPH SAYER
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property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

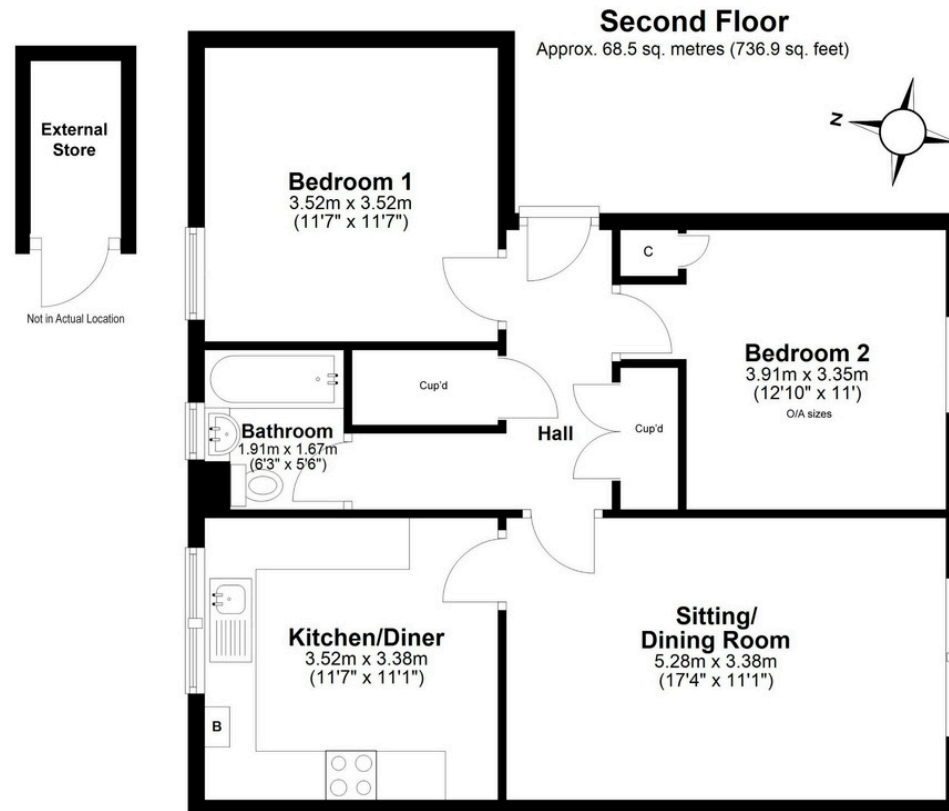
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Location

Oxgangs is a very popular residential area, sandwiched between the highly regarded areas of Colinton Mains and Fairmilehead, which are all located south of the city. There are an excellent selection of local amenities, including a large Tesco store, post office, library and medical centre, as well as a wide choice of schooling, from primary through to secondary. Edinburgh Napier University's Craiglockhart campus is a 15 minute walk. Various parks can be found nearby, Colinton Mains Park is only a 5 minute stroll and it's just a short drive to the Pentlands Regional park, which offers, golfing, fishing, horseriding, dry slope skiing and fabulous walks. Excellent transport links within the area, including a regular bus service and fast, easy access to the city by pass linking to all the major road networks, Edinburgh International Airport and the Gyle Business Park.