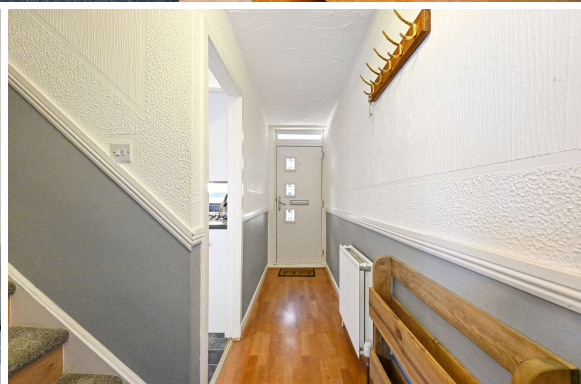




5/1 Oxgangs Drive
OXGANGS | EDINBURGH | EH13 9HB


warners
solicitors & estate agents



5/1 Oxgangs Drive, OXGANGS | EDINBURGH | EH13 9HB

Set on a quiet street, yet moments from excellent amenities and within easy reach of Colinton, Morningside and the city centre is this two bedroom ground floor maisonette apartment. Surrounded by quick transport links and pleasant walks this property would make an ideal first time buy or buy to let investment.

The accommodation, which has an approximate gross area floor space of 77square meter and spread over two floors is in great, move in condition. Comprising of a welcoming entrance hallway, bright lounge with dining area, kitchen with gas hob, oven and fan, washing machine, dryer, fridge/freezer and dishwasher.

Upstairs there are also two good sized double bedrooms with built in storage and completing the accommodation is the bathroom with shower over the bath. The property also benefits from gas central heating, with the boiler being installed in 2023 and serviced in June 2025, double glazing and residents parking.

- Two bedroom maisonette flat located in sought after area
- Welcoming hallway
- Bright Lounge and fitted kitchen
- Spacious bedrooms
- Bathroom
- Residents parking
- Free on street parking

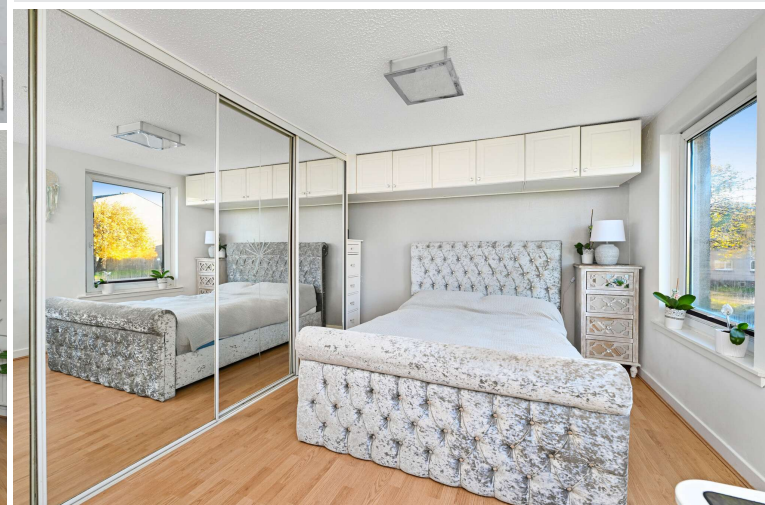
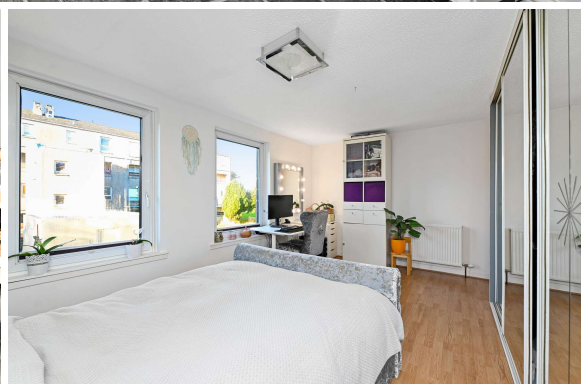
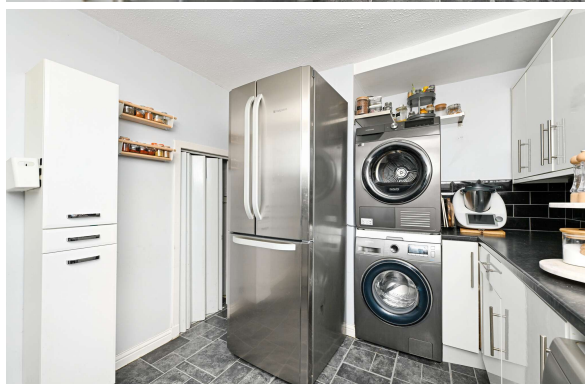
Council Tax A, Energy Rating C

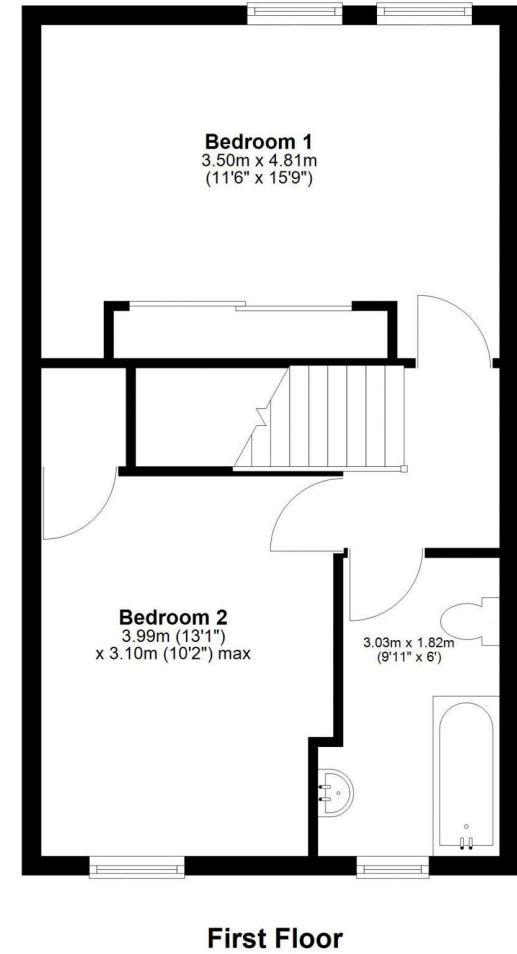
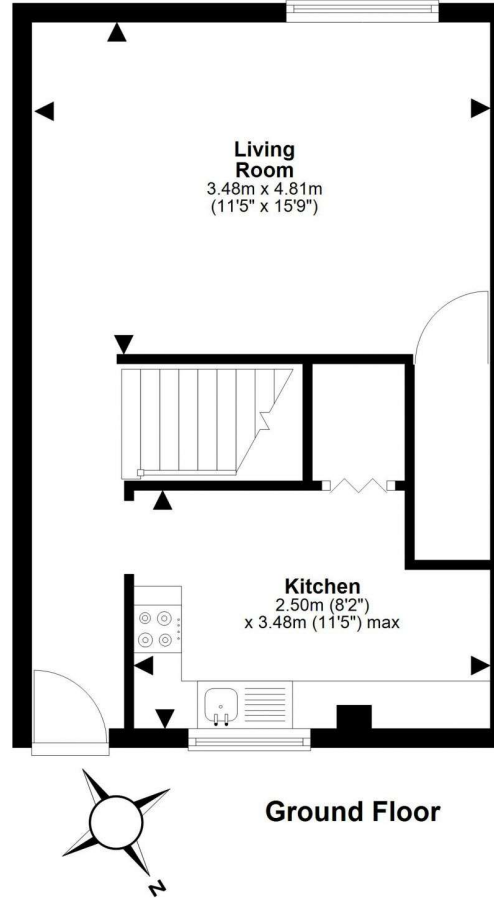
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, light fittings (excluding living room and master bedroom which can be available with separate negotiator, or replaced), custom blinds and poles, integrated kitchen appliances, fridge freezer, (please note washing machine will be removed and replaced with different model, and the tumble dryer and dishwasher are available under separate negotiations) Nest Thermostat, living room sofa-bed, TV unit, primary bedroom cabinet and built in wardrobe, bedroom two's storage sofa bed and TV cabinet will be included in the sale while other items can be available with separate negotiation.

Oxgangs is a popular suburb in south-west Edinburgh close to Colinton and Craiglockhart. A selection of local amenities cater for day to day requirements. Tesco, Morrisons and Aldi all have stores close at hand and there is a large library within the area. A more comprehensive range of shops and banking services is available at nearby Colinton Village and in Morningside. Schooling is well represented from nursery to senior level, with Napier University within easy reach for the more mature student. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.





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