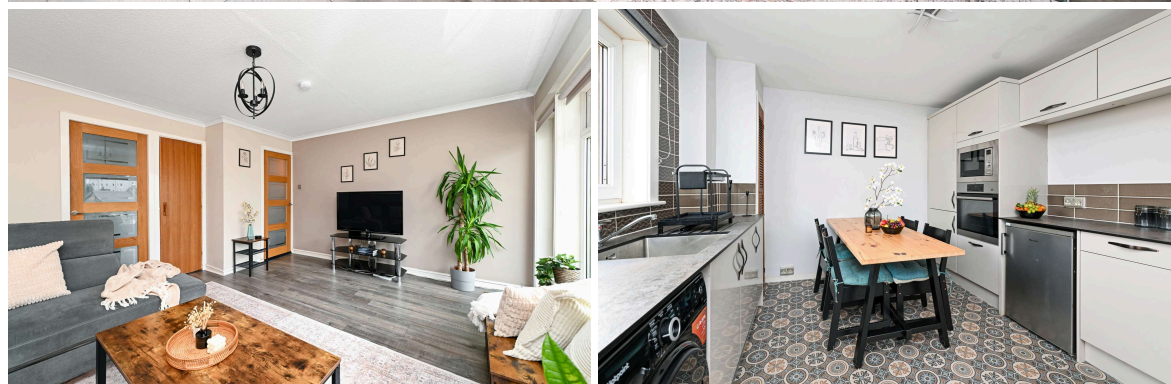




22F Oxgangs Avenue  
OXGANGS | EDINBURGH | EH13 9JD

  
**warners**  
solicitors & estate agents



## 22F Oxgangs Avenue

OXGANGS | EDINBURGH | EH13 9JD

A rare opportunity to acquire this exceptionally bright and generously proportioned three-bedroom second-floor flat, presented in outstanding condition and finished to an immaculate standard throughout. Beautifully upgraded and tastefully styled by the current owners, the property offers a superb ready-to-move-into home within a highly sought-after residential area.

The flat enjoys a pleasant position and benefits from a private balcony with attractive open views towards the Pentland Hills, providing a wonderful space to relax and unwind.

The spacious and well-designed accommodation comprises a welcoming entrance hall with excellent storage, an impressive living room with direct access to the private balcony, and a contemporary luxury fitted kitchen with ample space for dining. There are three well-proportioned double bedrooms and a stylish modern shower room.

Further benefits include double glazing, a secure door entry system, The property further benefits from a well-sized section of private rear garden allocated to the flat, providing excellent outdoor space which the new owner can utilise for gardening, seating, entertaining, or installing a shed if desired. Ample on-street parking is also available.

Early viewing is highly recommended to fully appreciate the space, quality and superb location of this outstanding home.

- Bright, spacious three-bedroom flat
- Immaculate move-in condition
- Private balcony with Pentland Hills views
- Large living room & luxury kitchen/diner
- Three double bedrooms
- Sought-after location with secure entry & garden

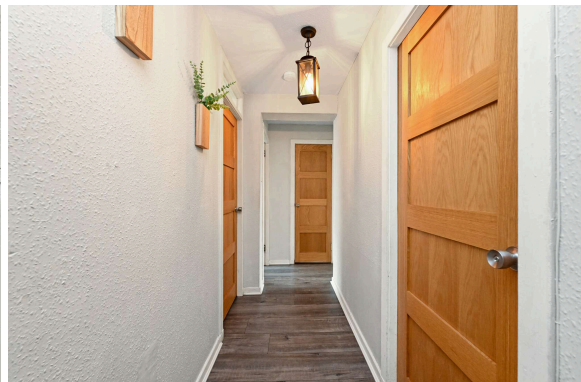
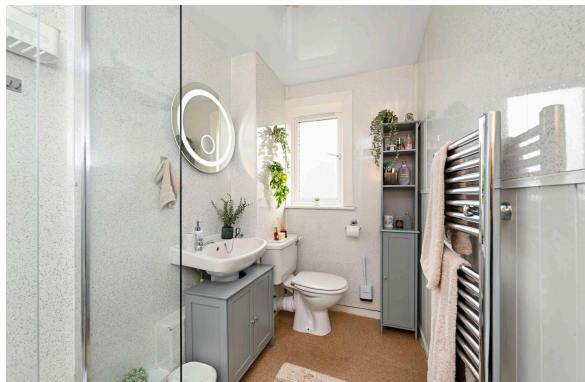
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

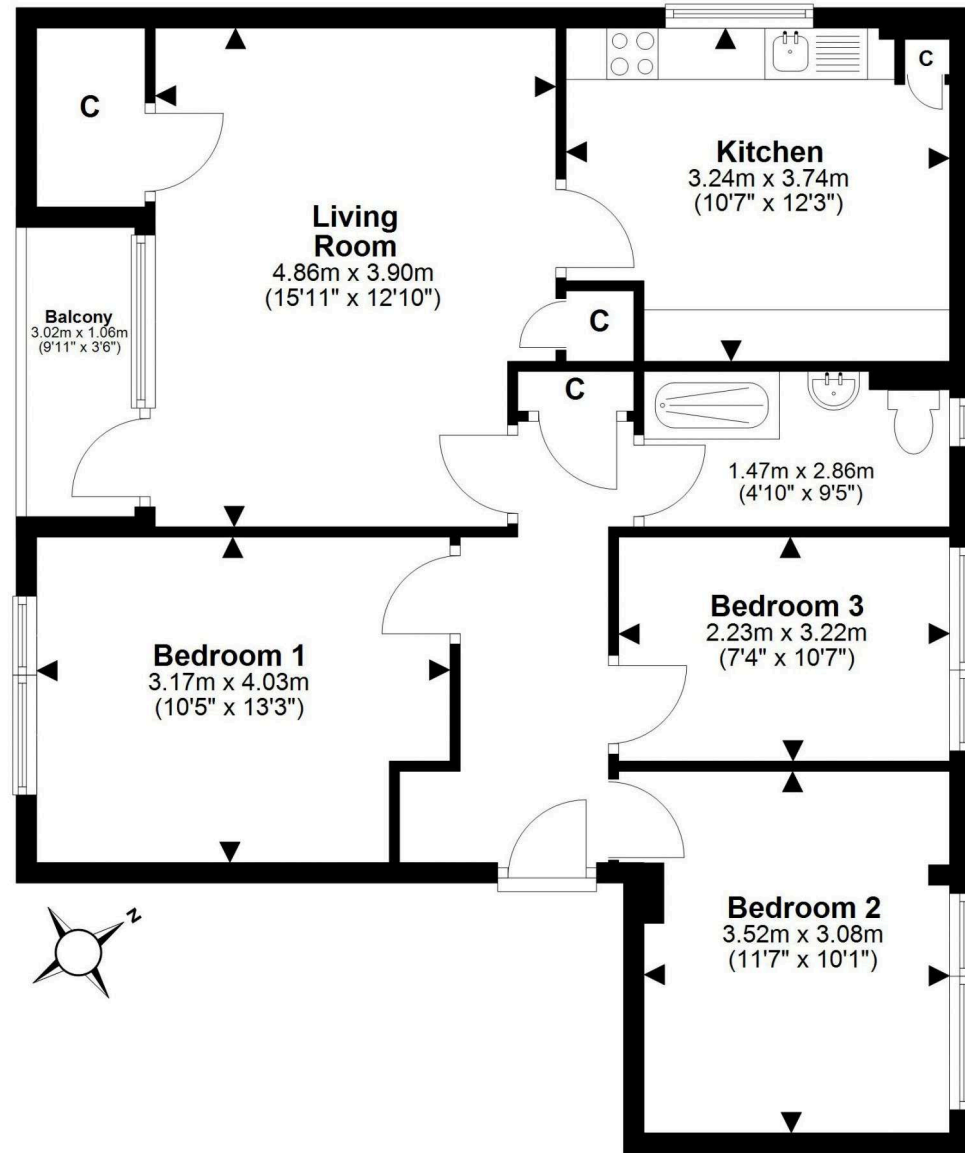
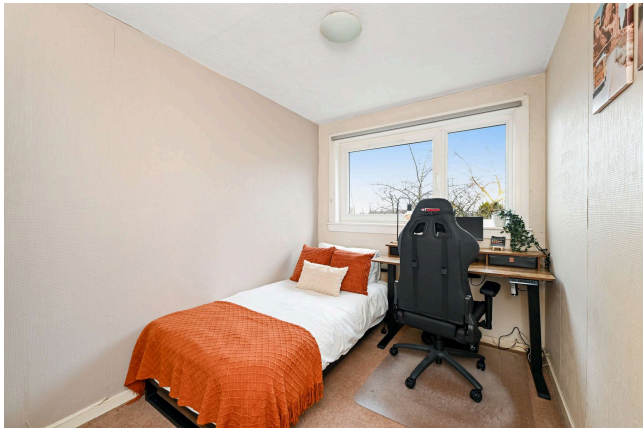


Oxgangs is a popular suburb in south-west Edinburgh close to Colinton and Craiglockhart. A selection of local amenities cater for day to day requirements. Tesco, Morrisons and Aldi all have stores close at hand and there is a large library within the area. A more comprehensive range of shops and banking 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.

Council tax band B, Energy Report D. Factor is managed by Manor Estates and costs approx £72 per year

Extras included in this sale will be integrated oven, microwave, fridge-freezer, induction hob, fittings, and lighting in kitchen.





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.