



RALPH SAYER
SOLICITORS & ESTATE AGENTS

6/6, Oxgangs Place

Oxgangs, Edinburgh, EH13 9BD

6/6, Oxgangs Place

With its central location in established Oxgangs, this second-floor flat enjoys excellent access to local shops, supermarkets, schools, green spaces, and everyday amenities, alongside convenient transport links into Edinburgh city centre and surrounding areas. The area is popular with professionals, first-time buyers, and commuters seeking a well-connected residential setting with strong local convenience. The flat boasts neutrally presented bright, comfortable accommodation, including a sunny and spacious reception room with a fireplace, a practical kitchen with storage, and two versatile double bedrooms. A bathroom with an overhead shower, communal gardens with drying green, a private garden area, and on-street parking complete the home.

Extras: All fitted floor and window coverings, light fittings, and some appliances are included in the sale. All furniture can also be included in the sale, excluding the TV.

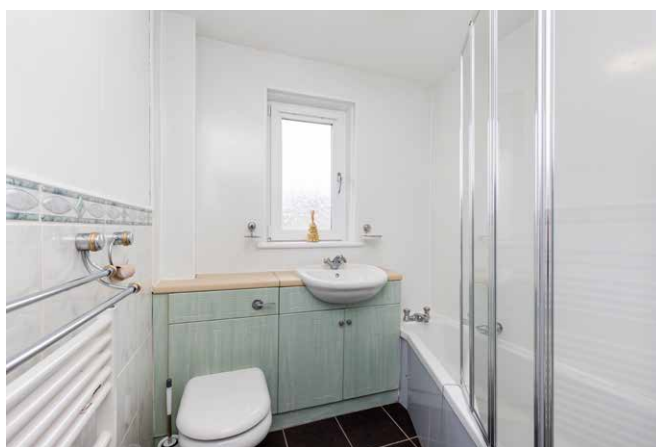
Property Summary

- Second Floor Flat in Oxgangs
- Part of an established development
- Secure phone entry and communal stairwell
- Entrance hall
- South-facing living and dining room with fireplace
- Kitchen with a storage cupboard
- Sunny main bedroom with wardrobes
- Flexible second double bedroom
- Bathroom with overhead shower and towel warmer
- Communal, with drying green, and private gardens
- On-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £155,000





Kitchen with a storage cupboard, a sunny main bedroom with wardrobes and a flexible second double bedroom



Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

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

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

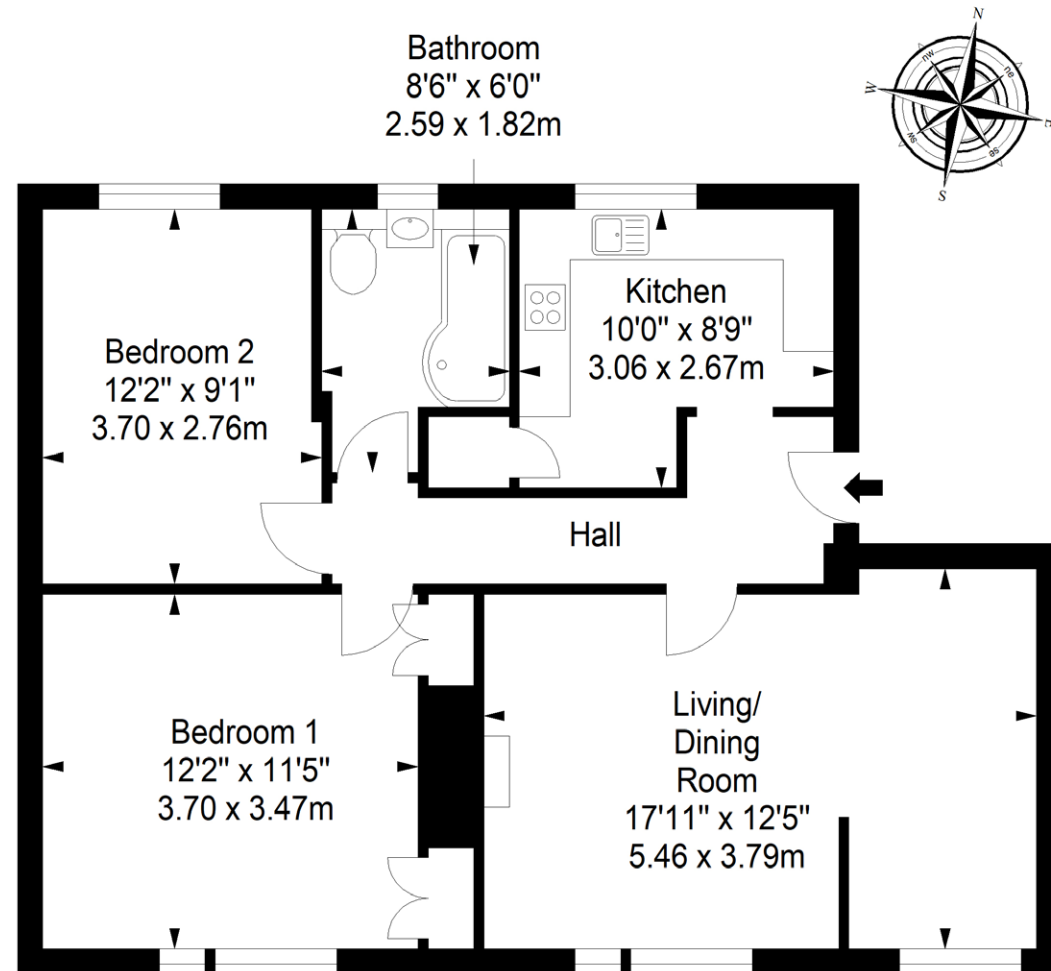
  

DISCLAIMER

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.

Second Floor

Approx. 64.4 sq. metres (693.2 sq. feet)



Total area: approx. 64.4 sq. metres (693.2 sq. feet)