



12/4 Oxgangs Street,  
Oxgangs, EH13 9JU

**Deans**   
Solicitors & Estate Agents LLP



## FIRST FLOOR FLAT

- Living Room/ Dining Room
- Kitchen
- Two Double Bedrooms & One Single Bedroom
- Bathroom
- Balcony
- Communal Rear Drying Green
- Free On-Street Parking
- GCH
- EPC Rating – C



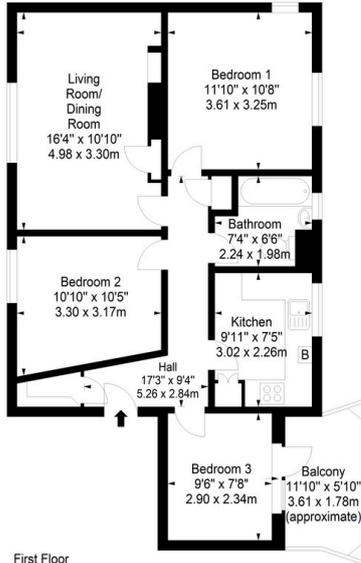
This spacious first-floor flat is located in the popular area of Oxbgangs, offering easy access to a wide range of local amenities and excellent transport connections. The property is close to attractive outdoor spaces, including Braid Hills Golf Course and Swanston Golf Club, as well as regular bus services providing convenient routes to the city centre and surrounding areas. The accommodation comprises; a welcoming entrance hallway, spacious living room, separate stylish kitchen, single bedroom/family room with access to the balcony, two good-sized double bedrooms and a bathroom with shower over bath. Externally, there is a communal drying green to the rear, secure storage shed (ideal for bikes) and free on-street parking is available. The property features gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, dishwasher and washing machine. All appliances included in the sale are sold as seen with no warranty provided.



Oxgangs Street,  
Edinburgh,  
Midlothian, EH13 9JU



Approx. Gross Internal Area  
730 Sq Ft - 67.82 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

**Deans**   
Solicitors & Estate Agents LLP

Your Property People.

**0131 667 1900**

[mail@deansproperties.co.uk](mailto:mail@deansproperties.co.uk)

[deansproperties.co.uk](http://deansproperties.co.uk)