



22/6 OXGANGS FARM DRIVE

Oxgangs, Edinburgh, EH13 9QQ



1

Public Room



2

Bedrooms



1

Bathroom



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This two-bedroom second-floor flat is a beautiful home that will have mass appeal to first-time buyers, commuting professionals, and small families alike. It offers bright and airy interiors which are finished with attractive decoration. Plus, the property further boasts a quality kitchen and bathroom, as well as generous storage to help keep it neat and tidy. In addition, it has a private garden laid with a neat lawn and patio for summer dining.

The flat also benefits from a convenient location in the heart of Oxgangs. Local amenities, convenience stores, and supermarkets are within easy reach, along with schools from nursery to secondary level. Regular bus links and the city bypass are also close by, providing easy travel to the city centre and around Edinburgh. There are nearby parks and green spaces as well, and the area affords easy access to the green belt and the Pentland Hills.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- An attractive second-floor flat
- Part of an established development
- Situated in popular Oxcgangs
- Delightful elevated views
- Entrance hall with generous storage
- Southeast-facing living room with fireplace
- Modern, galley-style kitchen
- Two bright and airy double bedrooms
- Three-piece bathroom
- Secure private store
- Private garden that is fully enclosed
- Unrestricted on-street parking









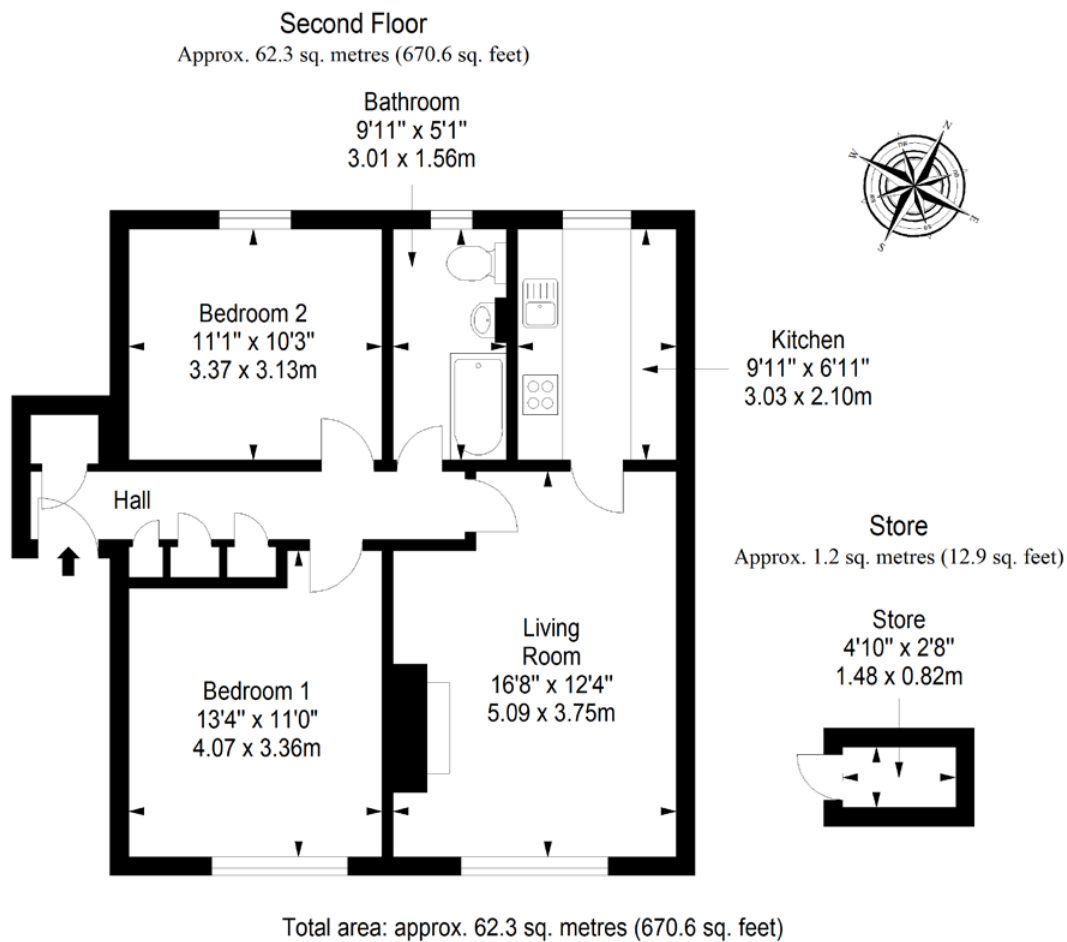
Extras: integrated kitchen appliances (oven, gas hob, fridge/freezer, dishwasher, and washing machine) to be included.

Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



OXGANGS, EDINBURGH

The popular and well-connected suburb of Oxgangs lies just over 3 miles from the city centre, making it an ideal location for city professionals and families alike. A large-scale regeneration project in the area, which has been ongoing for the last 10 years, has created new homes, commercial properties, and open green spaces, ensuring the growth of Oxgangs and making sure there is something for everyone in the area. Oxgangs is home to a fantastic range of amenities, including supermarkets, a library, a Post Office, a doctor's surgery, a pharmacy, newsagents, a bakery, a selection of takeaway outlets, hairdressers, barbers, and beauty salons. Oxgangs Neighbourhood Centre and the Pentland Community Centre are at the heart of the community and offer a range of health, fitness and dance classes, art classes, social groups, youth groups, and youth activities. For the active type, Gracemount Gym and Craiglockhart Leisure & Tennis Centre are both within easy driving distance, or for the outdoor lover, the area is surrounded by open green spaces and lies enviably close to the Pentland Hills Regional Park and the Hermitage of Braid and Blackford Hill Nature Reserve. Oxgangs is served by several primary schools, with secondary schooling provided nearby, and further education is easily accessible with Napier University close-by. The area is well-connected to the city centre and the rest of the capital with regular bus services, as well as being ideally placed for swift access to the City Bypass.



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