










Offers Over
£125,000

8/1 Oxgangs Drive

Oxgangs | Edinburgh | EH13 9HG

This fully modernised and upgraded one-bedroom ground floor flat offers an excellent opportunity for a professional or first-time buyer seeking a true move-in ready home. Finished to a high standard throughout, the property combines contemporary style with practical living, creating a comfortable and low-maintenance space ideally suited to modern lifestyles. A particular highlight is the private, landscaped rear garden, providing a rare and desirable outdoor retreat.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Residents and Visitor Parking
-  Landscaped Rear Gardens
-  EPC Rating – E
-  Council Tax Band - A



Description

The accommodation opens into a welcoming hallway, complete with useful built-in storage to keep everyday essentials neatly organised. The bright and stylish reception room is positioned to the rear of the property and features modern décor and durable laminate flooring and USB sockets. Glazed doors allow natural light to flood the space while also providing direct access to the garden, creating a seamless indoor-outdoor connection, perfect for both relaxing and entertaining. The kitchen is thoughtfully designed with a range of fitted wall and base units, complemented by a mix of integrated and freestanding appliances. Tiled splash areas add a practical finish, while motion-sensor lighting enhances both convenience and efficiency. The bedroom is a well-proportioned double, quietly situated to the rear, and benefits from full-height built-in wardrobes offering excellent storage, including shelving, hanging rails, and drawer space and features dimmable lights operated by a remote control. The bathroom is finished to a modern standard, featuring a fully tiled three-piece white suite and a dual-headed electric shower over the bath, creating a sleek and functional space.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings. Furniture can also be included with separate negotiation.

Gardens & Parking

Externally, the property further benefits from ample residents' and visitors' parking. The private enclosed rear garden has been beautifully landscaped for ease of maintenance and year-round enjoyment, featuring a decked area directly accessed from the reception room, two storage sheds, all weather sockets and motion-sensor lighting, ideal for both day-to-day use and outdoor entertaining.

Viewing

Please contact Neilsons (0131 625 2222).





Location

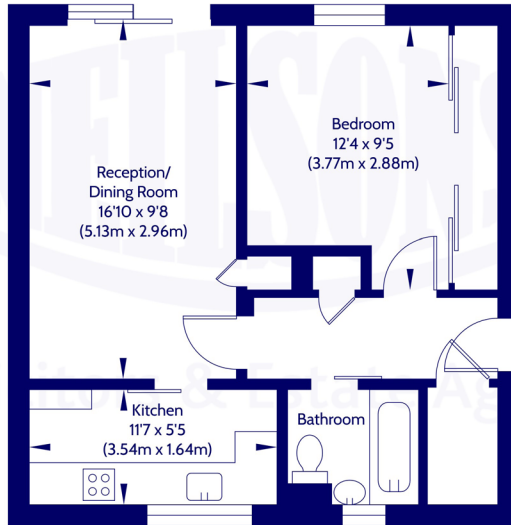
The popular and established district of Oxbgangs is located to the south of Edinburgh's City Centre. A wide range of local shops and services provide for everyday needs with a choice of supermarkets in the area including Tesco, Aldi & Morrisons. An excellent local bus service provides swift access to the City Centre and surrounding areas and by car, the City Bypass is within easy reach, connecting quickly to the central motorway network and Edinburgh International Airport. A choice of parks and recreational facilities can be found in the area, along with the Pentland Hills National Park.





Approx. Gross Internal Floor Area 46 Sq M / 494 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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