NEILSONS

Solicitors & Estate Agents

Fixed Price

£165,000

4/3 Oxgangs Place

Oxgangs | Edinburgh | EH13 9BG

This bright and generously proportioned first floor flat is located in the popular and convenient area of Oxgangs. The property benefits from a south-west facing balcony and an area of private garden to the rear. The interior is in excellent condition and will appeal to first time buyers, professionals and buy-to-let investors alike.

- 2 Bedrooms
- 1 Public Room
- 1 Bathroom
- Private area of garden to the rear
- Unrestricted on street parking
- EPC Rating – C
- Council Tax Band - B

Description

Located in the popular residential area of Oxgangs this property lies within easy reach of a variety of local amenities and excellent transport links. The interior is bright and spacious and has been modernized over the years by the current owner. The accommodation comprises – welcoming hall with large storage cupboard, generous sitting/dining room with door to the south-west facing balcony, modern fitted kitchen, two well proportioned double bedrooms and stylish bathroom.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Extras

All fitted floor coverings, light fittings, oven, hob, extractor hood, dishwasher and washing machine are included in the sale price.

Gardens & Parking

In addition to the south-west facing balcony there is an area of private garden to the rear. The property further benefits from unrestricted on street parking.

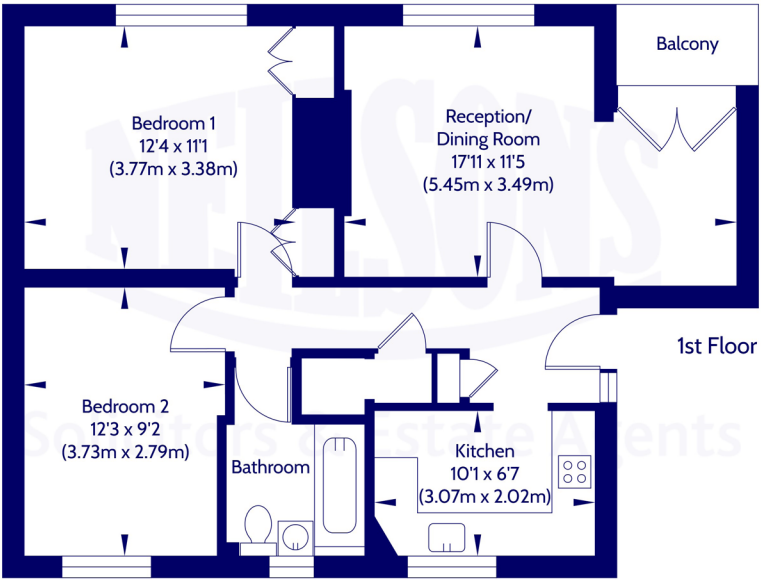
Viewing

Please contact Neilsons on 0131 625 2222.

Location

The popular and established district of Oxgangs 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 63 Sq M / 681 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

mail@neilsons.co.uk 0131 625 2222 www.neilsons.co.uk

Head Office
138-142 St John's Road
Edinburgh
EH12 8AY

Property Department
162 St John's Road
Edinburgh
EH12 8AZ

City Centre
2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry
37 High Street
South Queensferry
EH30 9HN

Bonnyrigg
72 High Street
Bonnyrigg
EH19 2AE

WINNER SCOTTISH LEGAL AWARDS 2025 · WINNER SCOTTISH LEGAL AWARDS 2024 · WINNER SCOTTISH LEGAL AWARDS 2023 · WINNER SCOTTISH LEGAL AWARDS 2022 · WINNER SCOTTISH LEGAL AWARDS 2021 · WINNER SCOTTISH LEGAL AWARDS 2020 · TheNegotiator Awards 2019 REGIONAL AGENCY OF THE YEAR SCOTLAND GOLD · TheNegotiator Awards 2020 REGIONAL AGENCY OF THE YEAR SCOTLAND GOLD · Gold TheNegotiator Awards 2019 Regional - Scotland of the Year