



# Newington

22/1 Oxford Street  
EH8 9PJ



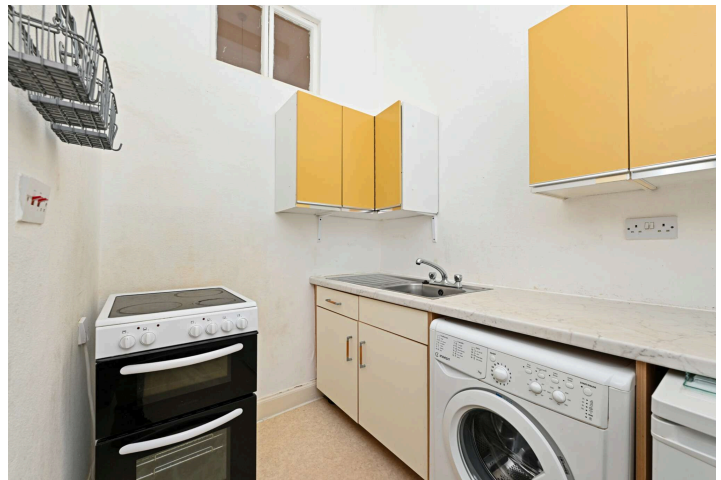
Ground Floor Flat - Buzzer "GF1"

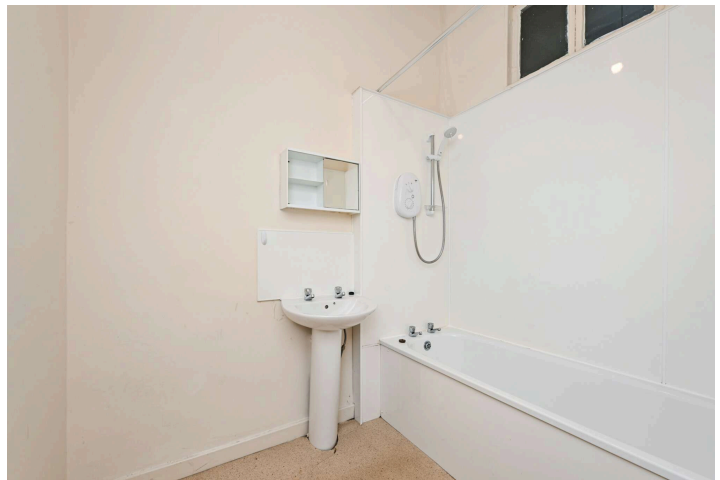
OFFERS OVER £279,000

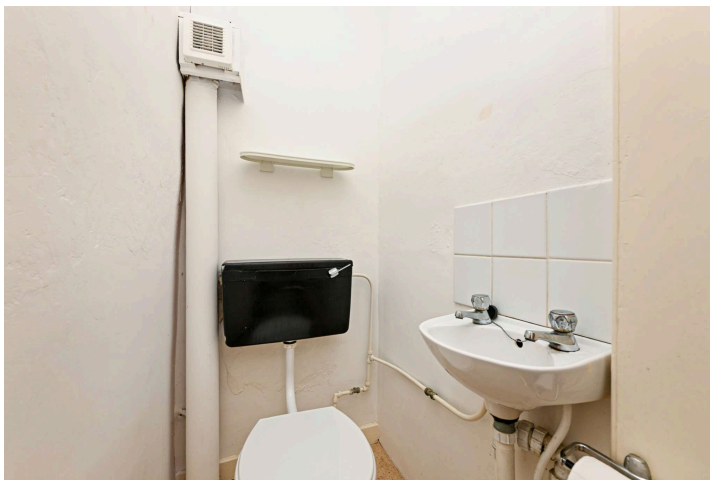
- Hallway
- Living room
- Kitchen
- 2 bedrooms
- Bathroom
- WC/cloakroom
  
- Private front garden
- Well maintained shared rear garden
- Gas central heating
- Traditional features
- Excellent storage



Viewing - by appointment call Beveridge  
& Kellas on 0131 554 6321

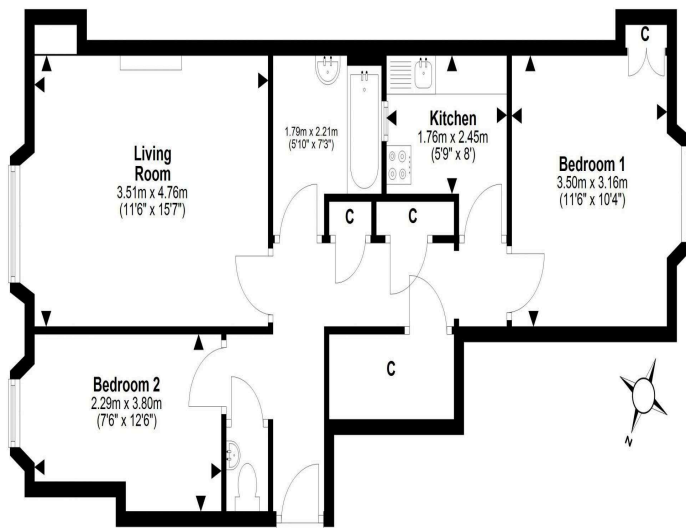






This 2 bedroomed, traditional ground floor flat is situated within the sought-after residential area of Newington and enjoys easy access to the City Centre. An abundance of shopping is available along with a good choice of public transport to the nearby City Centre and surrounding areas. Local recreational facilities include the Queen's Park and The Royal Commonwealth swimming pool with gym and fitness studios.

The property is accessed via a secure shared stair and opens to a hallway with 3 built in storage cupboards, an Entryphone hand set and the rest of the accommodation off. The living room is front facing and enjoys several traditional features including a fireplace within a surround, Edinburgh Press, plain cornice and a sash and case window with shutters. The kitchen is internal and has base and wall units, a slot in cooker with electric hob, undercounter fridge freezer and a washing machine. A double bedroom is situated to the rear and enjoys a built-in wardrobe and overlooks the shared rear gardens. A second bedroom can be found to the front of the flat. The property has an internal bathroom with a wash hand basin and a bath with an overhead electric powered shower unit. There is a separate WC/cloakroom which also has a wash hand basin.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

Additional benefits include a small private front garden, well maintained shared rear gardens, gas central heating and zoned on street parking.

### EXTRAS

All aforementioned white goods, carpets and light fittings. No warranties will be given

### OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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