



RALPH SAYER
SOLICITORS & ESTATE AGENTS

6/8 Oxgangs Street

Oxgangs, Edinburgh EH13 9JY

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Nestled in a quiet residential area, this two-bedroom third (top) floor flat, offers generously proportioned accommodation, and is close to schools and great local amenities. The block is laid out with green spaces to front and rear. Every room boasts great proportions, with the two comfortable double bedrooms and there is great storage, including a large walk-in cupboard in the hall. A blank canvas ready to put your own stamp on, this is sure to appeal to a wealth of buyers and with easy access to the Gyle Business Park, RBS HQ at Gogarburn, and Edinburgh International Airport. Great transport links, also give quick access into the city, and the nearby Pentland Hills offer great walks and outdoor activity opportunities.



Property Summary

- Third (top) floor flat in Oxgangs with Castle views
- South facing lounge
- Fitted kitchen
- Two double bedrooms
- Three-piece shower room
- Gas central heating & double glazing
- Unrestricted on street parking & communal drying green
- EPC Rating - C | Council Tax Band - B



Home Report Value - £125,000





Spacious
two bedroom
flat in popular
Oxgangs





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dream property!



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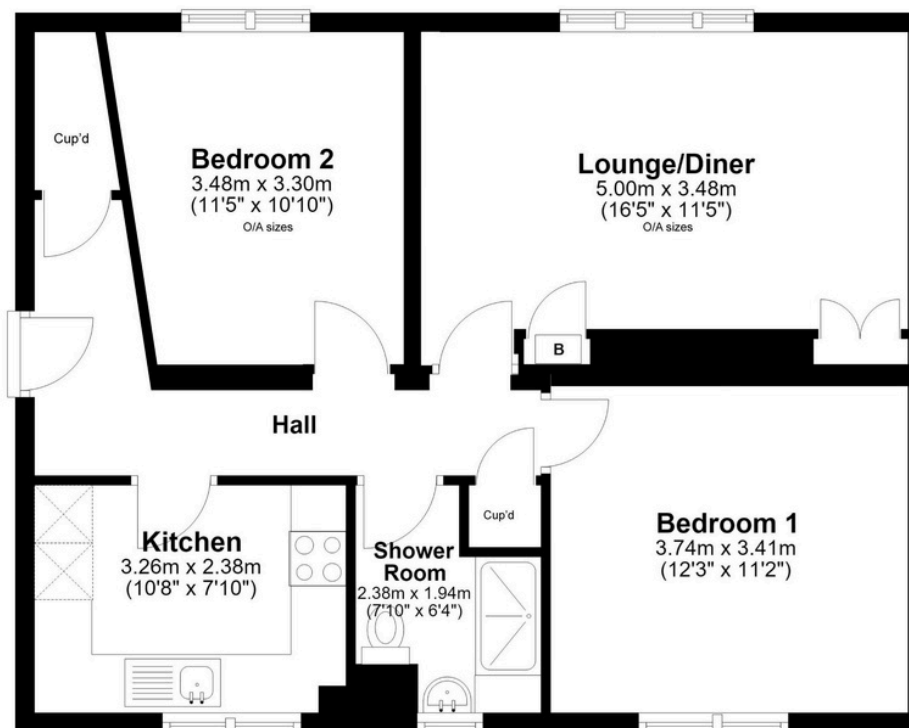
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Edinburgh, EH11 4EP



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Third Floor

Approx. 64.7 sq. metres (696.9 sq. feet)



Location

Oxgangs is a very popular residential area, sandwiched between the highly regarded areas of Colinton Mains and Fairmilehead, which are all located south of the city. There are an excellent selection of local amenities, including a large Tesco store, post office, library and medical centre, as well as a wide choice of schooling, from primary through to secondary. Edinburgh Napier University's Craiglockhart campus is a 15 minute walk. Various parks can be found nearby, Colinton Mains Park is only a 5 minute stroll and it's just a short drive to the Pentlands Regional park, which offers, golfing, fishing, horseriding, dry slope skiing and fabulous walks. Excellent transport links within the area, including a regular bus service and fast, easy access to the city by pass linking to all the major road networks, Edinburgh International Airport and the Gyle Business Park.