



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**7/1 Oxgangs Avenue**

Oxgangs, Edinburgh, EH13 9HY

# 7/1 Oxgangs Avenue

This well-presented ground-floor flat is set within the well-connected and established residential area of Oxgangs, offering easy access to a range of local amenities, nearby shops, schools, and green spaces, as well as excellent transport links, with Edinburgh city centre within convenient reach. The property offers bright and well-proportioned accommodation, including a spacious southeast-facing living room, a dining kitchen with fitted units, and two bedrooms, alongside a bathroom with an overhead shower. Further benefits include secure entry, communal gardens with outdoor seating, on-street parking, gas central heating, and double glazing.

Extras: All fitted floor and window coverings, and light fittings are included in the sale.



## Property Summary

- Ground floor flat in Oxgangs
- Secure phone entry system and communal stairwell
- Entrance hall with storage
- Southeast-facing, spacious living room
- Dining kitchen with fitted units
- Sunny main bedroom with built-in storage
- Versatile second bedroom
- Bathroom with an overhead shower and a towel radiator
- Communal gardens with outdoor seating
- On-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £150,000





Dining kitchen with fitted units and a sunny main bedroom with built-in storage



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**dream property!**



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property@ralphsayer.com  
0131 225 5567  
www.ralphsayer.com

Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP

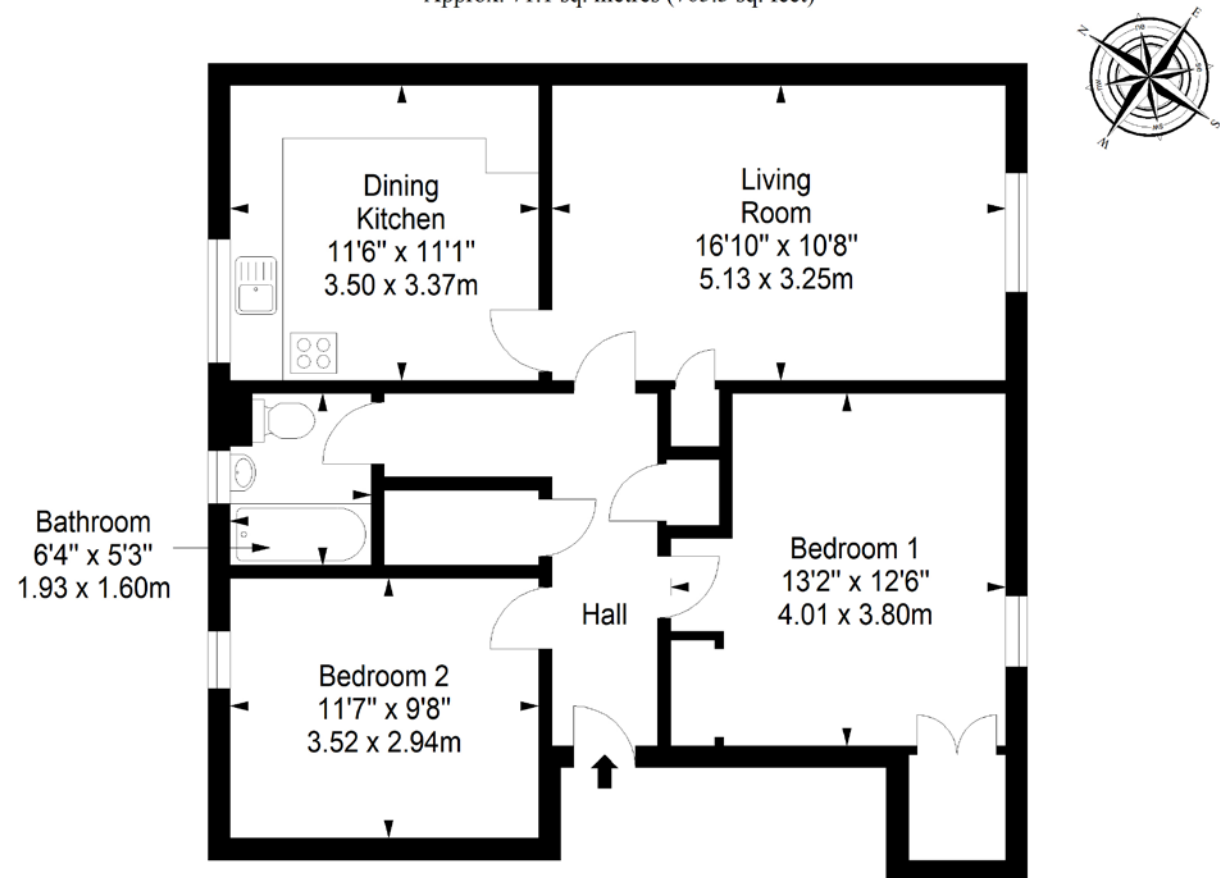
 **CHARTERED FIRM**

**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.

**Ground Floor**  
Approx. 71.1 sq. metres (765.3 sq. feet)



Total area: approx. 71.1 sq. metres (765.3 sq. feet)