



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

18/6 Oxgangs Avenue

Edinburgh EH13 9JB

# 18/6 Oxgangs Avenue

Nestled in a quiet residential estate, this two-bedroom second floor flat, offers generously proportioned accommodation, along with a south-facing balcony, private garden plot and private ground floor store. Beautifully presented, with stylish decor and in ready to move-in condition, the property is sure to appeal to a wealth of buyers and lies conveniently close to excellent amenities, schools, and has great transport links into the city centre.

The hall boasts two cupboards and leads through to a spacious lounge/diner. A sleek white kitchen, leads off the lounge and enjoys a sunny dual aspect. There are two excellent double bedrooms both with built-in storage, one to the front and one to the rear. The latter features access to a lovely south-facing balcony with tranquil open outlook over gardens.

*Extras: all fitted floor coverings, blinds, electric hob and oven, will be included in the sale.*

## Property Summary

- Second floor flat
- Spacious lounge diner
- Generous kitchen/diner
- Two excellent double bedrooms
- Three-piece bathroom
- South-facing balcony
- Gas central heating & double glazing
- Private garden plot & shared drying green to rear
- Attic space & private ground floor store
- Unrestricted on-street parking
- EPC Rating - C | Council Tax Band - B

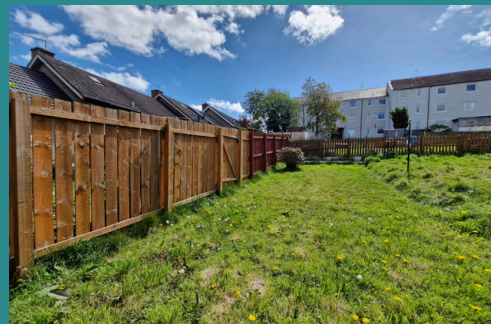






Spacious  
two bedroom  
flat with  
south-facing  
balcony





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**dream property!**



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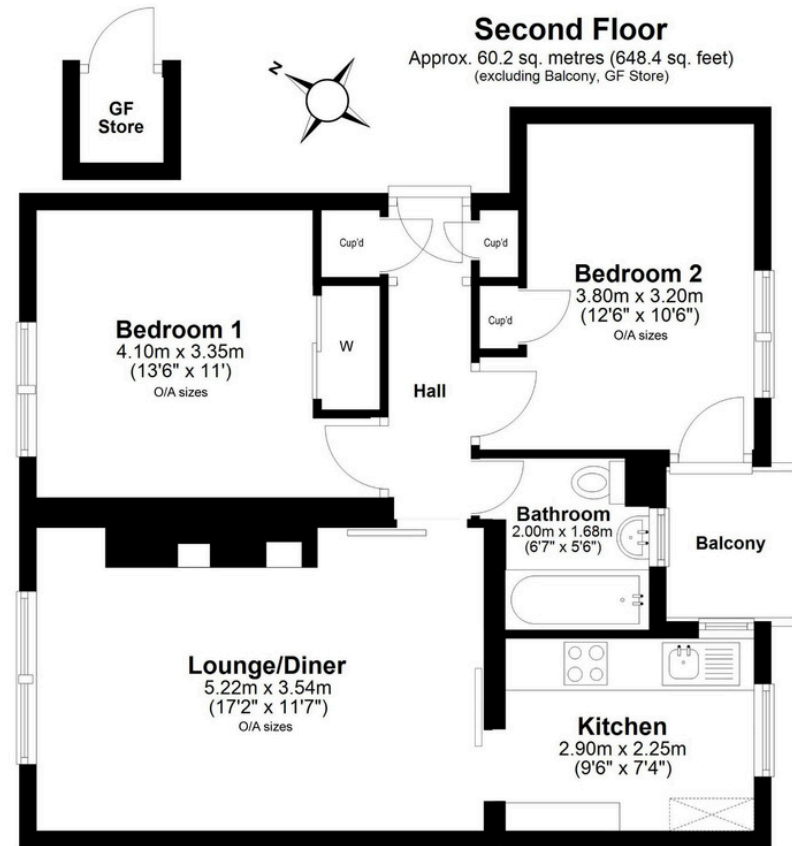
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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract 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.



## Location



PRIVATE GARDEN PLOT & SHARED DRYING GREEN

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.