



14/6 OXGANGS FARM DRIVE

Oxgangs, Edinburgh, EH13 9QQ



1

Public Room



2

Bedrooms



1

Bathroom

14/6 OXGANGS FARM DRIVE

This top-floor flat is a bright and airy two-bedroom residence which is attractively presented with tasteful décor throughout. The southeast-facing home further benefits from a quality kitchen and three-piece bathroom, as well as excellent storage to help keep the interiors neat and tidy. It also has a private fenced-off section of garden, shared use of a large garden that is predominantly laid to lawn and with communal drying facilities. Altogether, the flat is an ideal home for first-time buyers, as well as couples, commuting professionals, and small families alike.

The property also benefits from a convenient location in Oxgangs. Excellent amenities, convenience stores, and supermarkets are all within easy reach, along with schools from nursery to secondary level. The area is well served by regular bus links and the city bypass is close by, providing swift travel across Edinburgh. Commuting to the city centre is also easy and under 30 minutes by car. Public parks and green spaces are nearby as well, and the area affords easy access to the surrounding green belt and the Pentland Hills.

Extras: integrated kitchen appliances (oven, gas hob, and extractor hood) to be included. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.





C

EPC
RATING

B

COUNCIL
TAX BAND

VIEWING

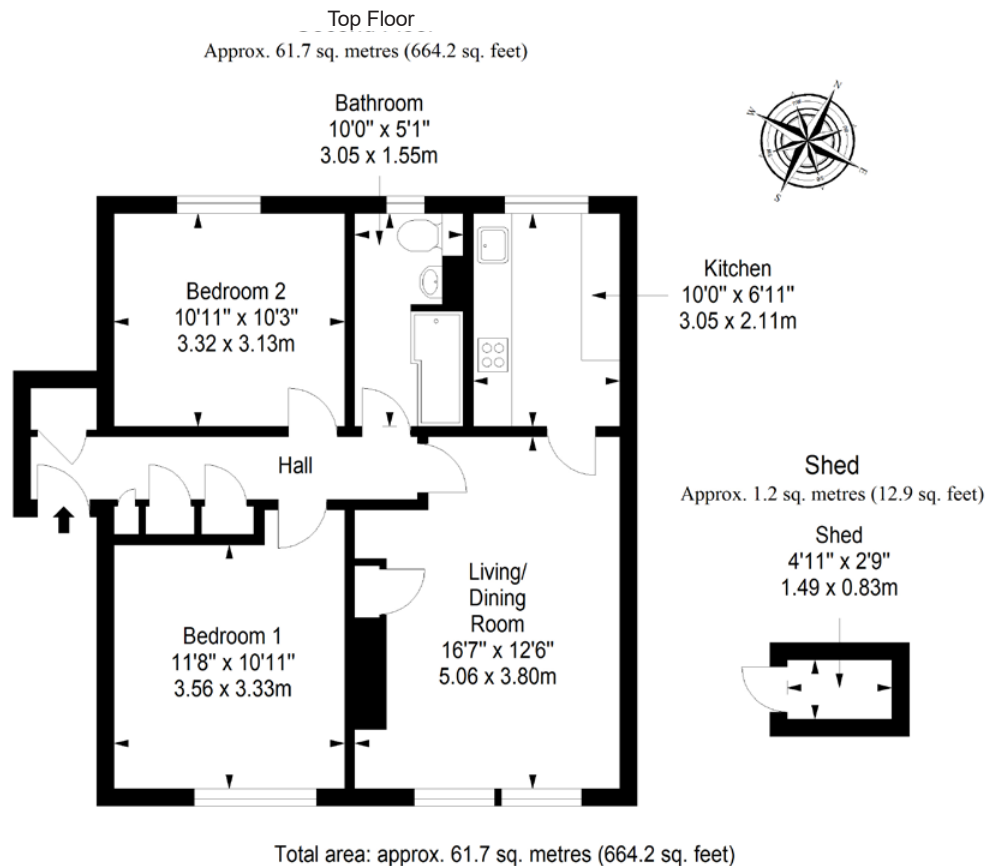
By appointment only
with Gilson Gray on
0131 516 5366

Features

- An attractive top-floor flat
- Part of an established development
- Desirable location in popular Oxfgangs
- Welcoming hall with generous storage
- Southeast-facing living/dining room
- Monochrome-inspired kitchen
- Two bright and airy double bedrooms
- Modern bathroom with overhead shower
- Private fenced-off section of garden
- Large communal garden
- Unrestricted on-street parking

OXGANGS, EDINBURGH

The popular and well-connected suburb of Oxgangs lies just over 3 miles from the city centre, making it an ideal location for city professionals and families alike. A large-scale regeneration project in the area, which has been ongoing for the last 10 years, has created new homes, commercial properties, and open green spaces, ensuring the growth of Oxgangs and making sure there is something for everyone in the area. Oxgangs is home to a fantastic range of amenities, including supermarkets, a library, a Post Office, a doctor's surgery, a pharmacy, newsagents, a bakery, a selection of takeaway outlets, hairdressers, barbers, and beauty salons. Oxgangs Neighbourhood Centre and the Pentland Community Centre are at the heart of the community and offer a range of health, fitness and dance classes, art classes, social groups, youth groups, and youth activities. For the active type, Gracemount Gym and Craiglockhart Leisure & Tennis Centre are both within easy driving distance, or for the outdoor lover, the area is surrounded by open green spaces and lies enviably close to the Pentland Hills Regional Park and the Hermitage of Braid and Blackford Hill Nature Reserve. Oxgangs is served by several primary schools, with secondary schooling provided nearby, and further education is easily accessible with Napier University close-by. The area is well-connected to the city centre and the rest of the capital with regular bus services, as well as being ideally placed for swift access to the City Bypass.



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.