



Solicitors & Estate Agents










Offers Over

**£142,000**

# 1/1 Oxgangs Park

Oxgangs | Edinburgh | EH13 9JZ

A fantastic opportunity has arisen to purchase this spacious ground floor flat, situated on a large corner plot, located in the established South Edinburgh district of Oxgangs, close to local amenities and transport links. The property would undoubtedly appeal to first time buyers, professionals, investors and retirees.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Front, Side and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - B



## Description

The accommodation in brief comprises; welcoming entrance hallway with useful storage cupboards, spacious and bright south-east facing reception/dining room with gas fireplace, fitted kitchen with a range of base and wall mounted units, two well proportioned double bedrooms and partially tiled shower room with electric shower. Further benefits include gas central heating, double glazing and external storage cupboard.



## Extras

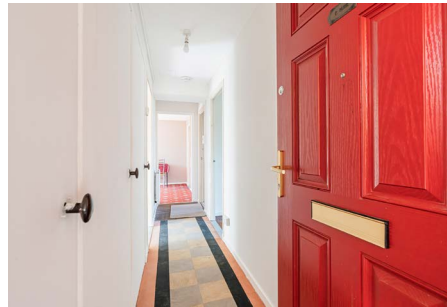
All fitted floor coverings will be included in the sale together with the hob and oven. The washing machine and fridge/freezer can be made available by separate negotiations.

## Gardens & Parking

The property is situated on a corner plot and benefits from a very good sized private garden to the front, side and rear. The gardens are mainly laid to lawn with a mature hedge to the front providing privacy. There is also a communal drying green to the rear and on-street parking is available to the front and surrounding area.

## Viewing

By appointment through Neilsons 0131 625 2222.







## Location

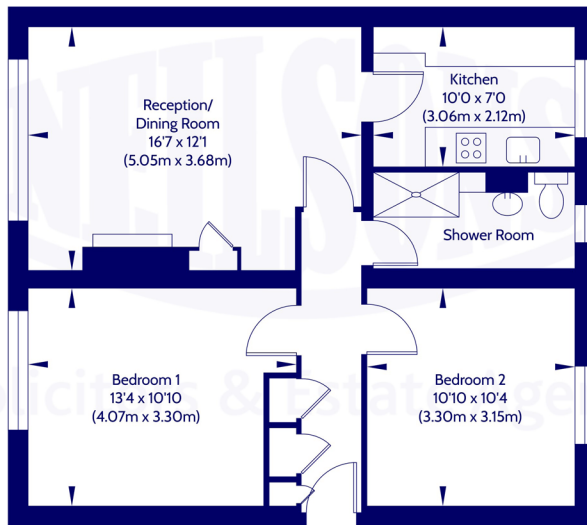
The popular and established district of Oxfords is located to the south of Edinburgh's City Centre. A wide range of local shops and services provide for everyday needs with a choice of supermarkets in the area including Tesco, Aldi & Morrisons. An excellent local bus service provides swift access to the City Centre and surrounding areas and by car, the City Bypass is within easy reach, connecting quickly to the central motorway network and Edinburgh International Airport. A choice of parks and recreational facilities can be found in the area, along with the Pentland Hills National Park. Local schooling is available from nursery to secondary level





Approx. Gross Internal Floor Area 60.14 Sq M / 647 Sq Ft.

### Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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