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Offers Over
£300,000

21/9 Oxford Street

Newington | Edinburgh | EH8 9PQ

A wonderfully bright and spacious top floor traditional tenement flat enjoying an outlook towards the top of Arthur's Seat and Salisbury Crags, peacefully located on a residential street in close proximity to Edinburgh University, the city centre and Holyrood Park.

-  2 Bedrooms & boxroom
-  1 Reception room
-  1 Bathroom
-  Shared garden
-  On street permit parking
-  EPC rating – C
-  Council tax band - D



Description

Situated on the third (top) floor of a well-maintained traditional tenement with a secure entry system, this property enjoys the generous proportions and impressive ceiling heights for which Edinburgh's period flats are renowned. While the property would now benefit from some modernisation, it offers well-proportioned and flexible accommodation. The layout can be configured either as a spacious one-bedroom flat or as a two-bedroom property with an open-plan kitchen and reception room, further enhanced by a large box room. Several neighbouring top-floor tenements on Oxford Street have obtained permission to convert attic spaces into additional living accommodation, presenting a similar opportunity for this property, subject to the usual permissions and consents.

The accommodation briefly comprises: an entrance hallway with three large storage cupboards; a spacious open-plan kitchen and reception room with ample built-in storage and a large walk-in pantry; a generous double bedroom to the rear enjoying a peaceful outlook; a second double bedroom to the front (or alternative living room) featuring a window to the street, fireplace and traditional Edinburgh press; a large box room, ideal as a home office or occasional guest bedroom; and a bathroom fitted with a white suite and electric instant over-bath shower. Further benefits include gas central heating and full modern uPVC double glazing.



Extras

Included in the sale will be the integrated oven and hob, dishwasher, washing machine and fridge freezer. All light fittings, curtains, curtain poles and floor coverings are also included.

Gardens and Parking

A shared garden/drying green is located to the rear of the property, with resident permit holder parking available on the street to the front.

Note

This property has been virtually staged to illustrate how the rooms may look when furnished and to demonstrate possible layout options. Please note that the property is currently empty, as shown in the accompanying "before" images, which have also been provided for reference.

Viewing

By appointment through Neilsons (0131 625 2222).





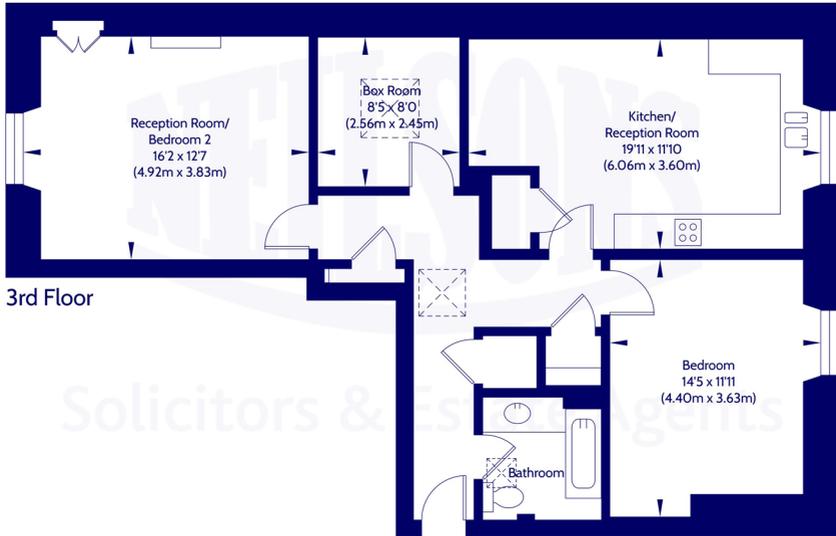
Location

The established and ever-popular Newington district of South Edinburgh offers a wealth of shops and services within a short walk of the property and includes a wide choice of independent cafes, restaurants and bakeries. A choice of metro-style supermarkets are available close at hand with further shopping available at Cameron Toll retail centre including a Sainsbury's Superstore. A wide range of leisure and recreation facilities can be found in the area including Holyrood Park and Arthur's Seat, The Meadows and the Royal Commonwealth Pool. Highly regarded schooling is available from nursery to secondary level and the property is ideally placed for access to Edinburgh University. The City Centre is within reasonable walking distance and excellent local bus services provide swift access to the city centre and surrounding areas.





Approx. Gross Internal Floor Area 82 Sq M / 878 Sq Ft.



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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