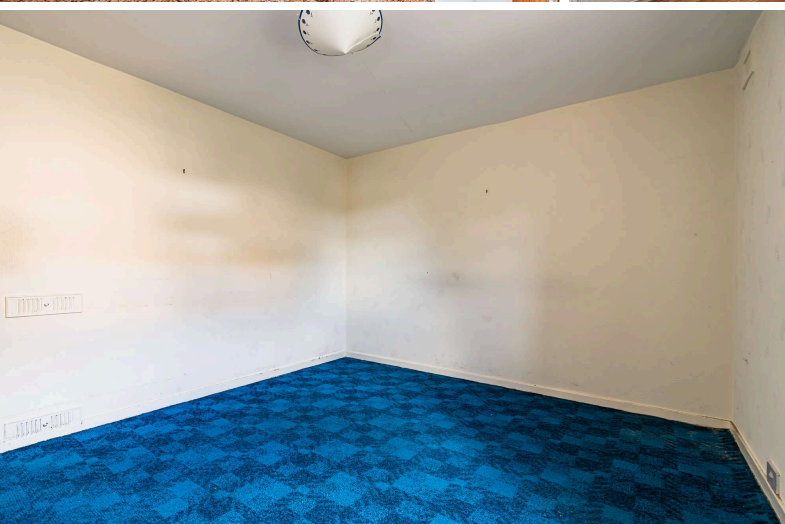




14/2 Oxgangs Street
Edinburgh, EH13 9JX

- Well-positioned, ground floor two bedroom flat
- Ideal for first-time buyers and investors
- Private garden and external storage
- EPC: D
- Council tax band: B



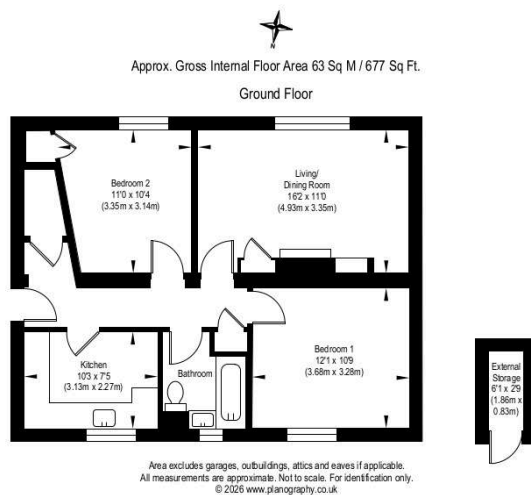


This well maintained ground floor flat, set within the desirable Oxbgangs district of Edinburgh, is just a short commute from the city centre and a short drive to the city bypass. Ideal for first time buyers and investors. The property comprises of an entrance hall with doors leading to all other main rooms, a bright reception room, good-size kitchen with wall mounted units, two double bedrooms, one with a storage cupboard, and one family bathroom. While in need of modernisation, this property provides an exciting opportunity to set the style and standards of the home to your own liking.

Outside, the property benefits from two enclosed private gardens, one situated at the back and one at the front of the property. There is also an external storage area and access to communal parking which is available on a first come basis.

Location:

The popular and established district of Oxbgangs is located to the south of Edinburgh 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.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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