










Offers Over
£125,000

6/2 Oxgangs Street

Oxgangs | Edinburgh | EH13 9JY

A fantastic opportunity has arisen to purchase this spacious two-bedroom ground floor flat, located within the established South Edinburgh district of Oxgangs. Close to local amenities and excellent transport links, the property will appeal to first-time buyers, professionals, investors, and retirees alike. While now requiring some modernisation, it presents a great chance for a purchaser to make their mark and create a home to their own taste.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private gardens
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B



Description

The accommodation opens with a welcoming hallway, featuring an entry phone system and two useful storage cupboards. The lounge/diner is a well-proportioned space, benefitting from a cupboard and sliding doors providing direct access to the rear garden. The kitchen is fitted with base and wall-mounted units and is fully tiled for ease of maintenance. It includes a range of integrated and freestanding white goods, whilst the boiler was replaced in 2023. There are two bedrooms, with the principal bedroom benefiting from built-in wardrobes, while the second bedroom includes a cupboard for additional storage. Both bedrooms offer ample space for freestanding furniture and flexible configurations. The bathroom is fully tiled and fitted with an electric shower.

Further benefits include gas central heating and predominantly single glazing, with the exception of the rear garden door which is double glazed.



Gardens & Parking

Externally, the property enjoys both front and rear garden areas, offering private outdoor space. On-street parking is available within the surrounding area for both residents and visitors alike.

Extras

Selected fixtures and fittings, including; integrated gas hob, and oven, freestanding fridge-freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

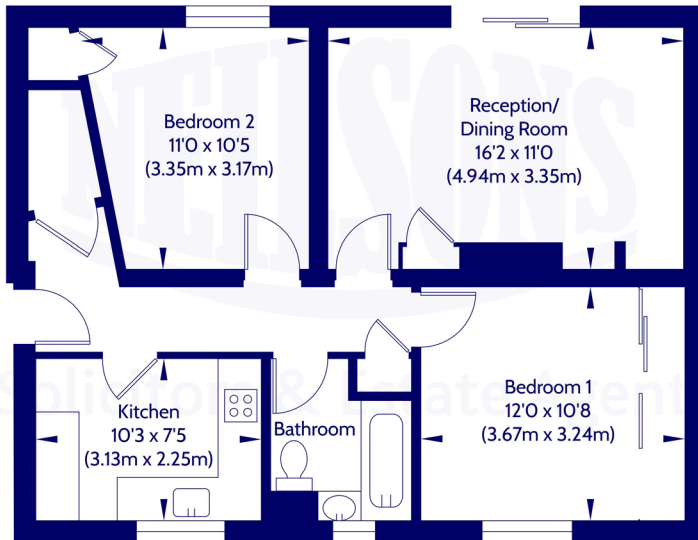
The popular and established district of Oxgangs is located to the south of Edinburgh's City Centre. A wide range of local shops and services provide for everyday needs with a choice of supermarkets in the area including Tesco, Aldi & Morrisons. An excellent local bus service provides swift access to 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 62 Sq M / 666 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

