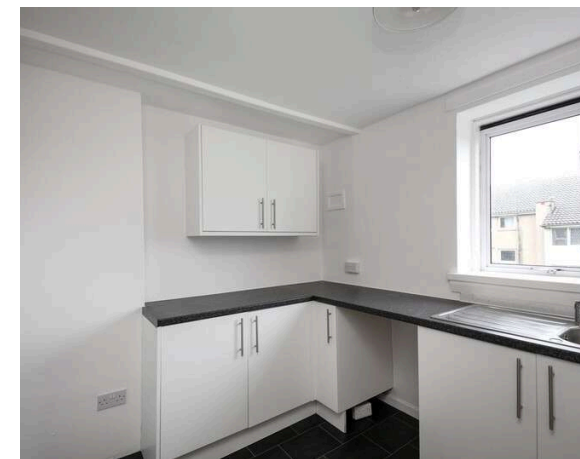




Flat 3, 4 Oxgangs Street, Edinburgh, EH13 9JY

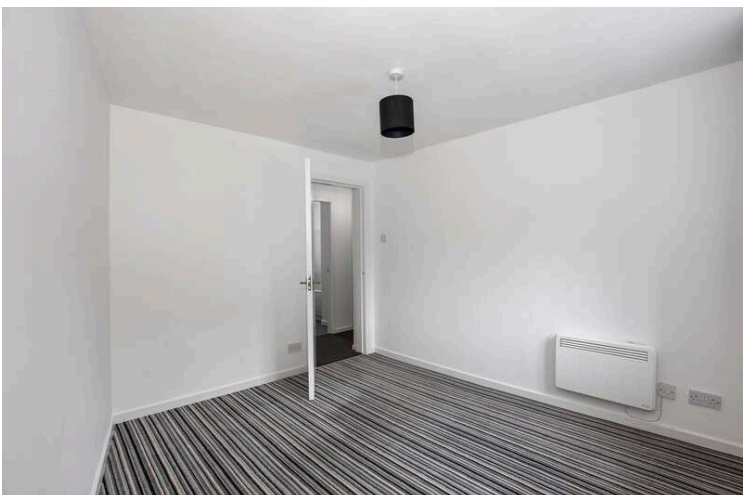
www.mcdougallmcqueen.co.uk



An excellent first time buy or investment opportunity this bright and spacious two bedroom first floor flat offers well-proportioned accommodation. The property is conveniently located in the popular Oxfords area of Edinburgh close to an abundance of local amenities and transport links. Presented to the market in excellent order throughout and in true walk in condition, we would recommend an early viewing.

- Reception hallway with a walk in storage cupboard and a further shelved cupboard.
- Living/dining room rear facing with feature fireplace and electric fire inset.
- Modern kitchen with a range of wall and base units along with integrated oven, hob and cooker hood.
- Front facing double bedroom with ample space

- for free standing furniture.
- Further double bedroom rear facing.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Electric heating.
- Shared drying green.
- Residents and visitors parking.
- Store on ground level.



Location

The property is situated in the established and popular residential area of Oxbgangs and is served by good local day to day shopping facilities including Lidl, Morrisons and Tesco supermarkets. The city centre is a short drive away and there are regular public transport services, which travel to the city centre and surrounding areas. The city bypass is within easy reach, which provides access to the major motorway networks, including the M8 and M9 M90, A1, Queensferry Crossing, Forth Road Bridge and Edinburgh International Airport. There are good local primary and secondary schools within the vicinity.

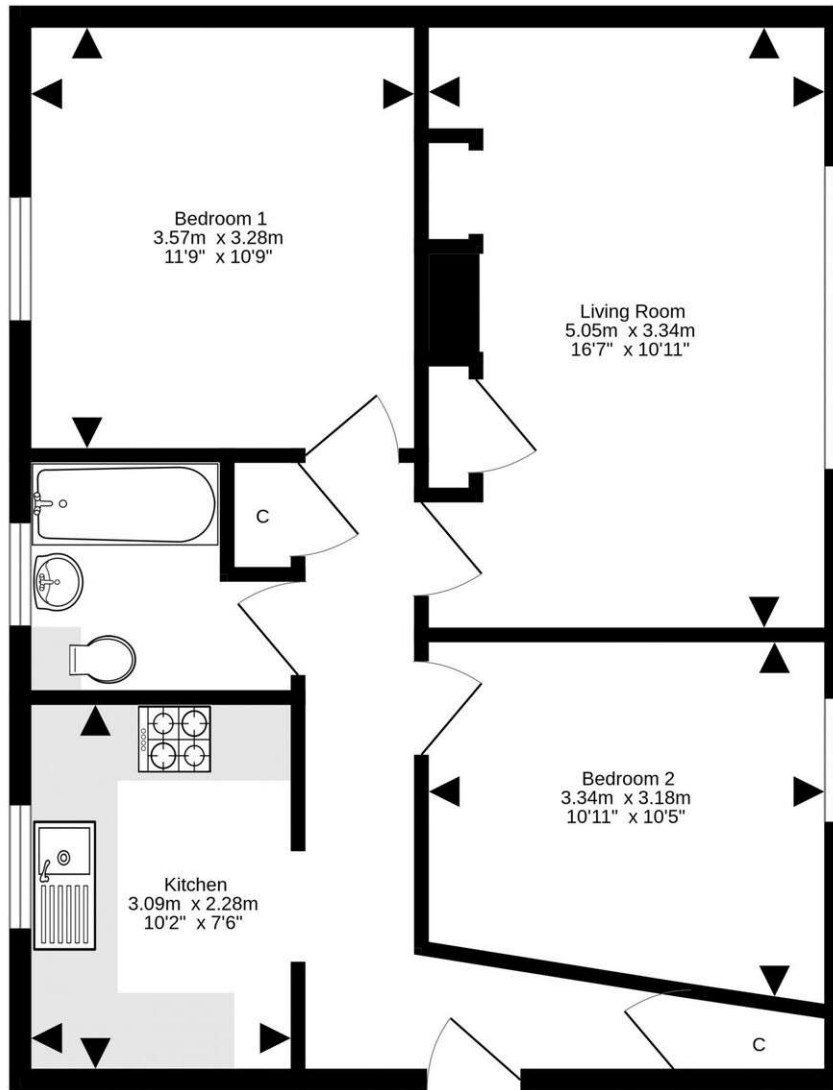
Extras

The integrated kitchen appliances, curtains and fitted floor coverings are included.

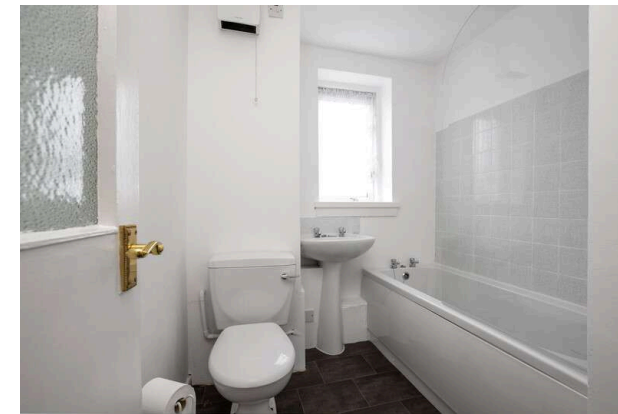
Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
 Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

