



Offers Over  
**£130,000**

## 7/6 Oxgangs Avenue

Oxgangs | Edinburgh | EH13 9HY

This larger style, south facing top floor flat offers generously proportioned accommodation close to excellent local amenities and transport links. Situated in the established South Edinburgh district of Oxgangs, the property offers an ideal first time buy or investment property.

- 2 Bedrooms
- 1 Public Room
- 1 Bathroom
- On-Street Parking
- Communal Gardens
- EPC Rating – D
- Council Tax Band - B



## Description

The accommodation in brief comprises; welcoming hallway with useful storage cupboards, light and airy reception room, spacious dining kitchen with appliances, two well-proportioned double bedrooms – one of them with fitted wardrobes, and bathroom with three-piece suite and electric shower over bath. Further benefits include gas central heating (new boiler installed in 2021) and double glazing.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



## Extras

All fitted floor coverings will be included in the sale together with the fridge/freezer, gas hob, oven, washing machine and tumble dryer.

## Gardens & Parking

There are communal grounds to the rear along with ample residents and visitors parking. Additional free on street parking is also available.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

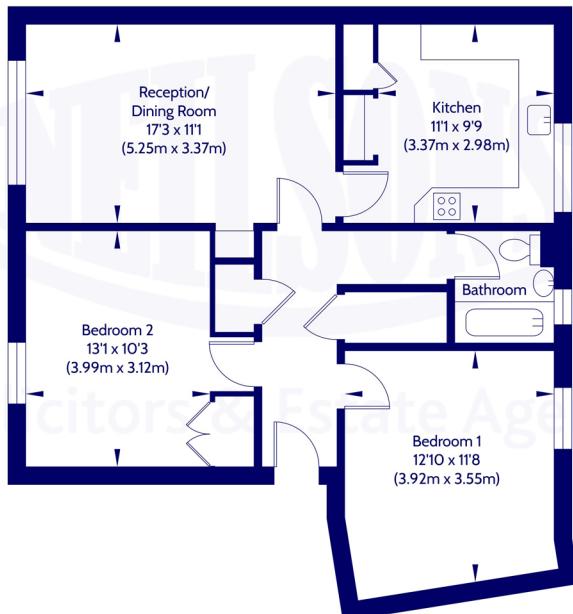
The popular and established district of Osgangs is located to the south of Edinburgh City Centre. A wide range of local shops and services provide for everyday needs with a choice of supermarkets in the area including Tesco, Aldi & Morrisons. An excellent local bus service provides swift access to the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

Second Floor

Approx. Internal Area 73.87 Sq M / 795 Sq Ft.

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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