










Fixed Price

**£155,000**

## 3/2 Oxgangs Park

Oxgangs | Edinburgh | EH13 9JZ

Located in the established South Edinburgh district of Oxgangs, this ground floor flat is quietly situated close to local amenities and transport links. With two double bedrooms, private front and rear gardens, and freshly painted throughout, the property offers an ideal first time buy or investment property.

-  1 public room
-  2 bedrooms
-  Bathroom
-  Private front and rear gardens
-  On street parking
-  EPC rating – C
-  Council tax band - B



virtually staged by HOMELi

## Description

Conveniently located on the ground floor, the well proportioned accommodation briefly comprises entrance hall with two storage cupboards, bright lounge overlooking the front garden, separate kitchen to the rear, two double bedrooms and a bathroom with shower over bath. There are two private lockable storage cupboards in the stairwell.

The property further benefits from gas central heating and double glazing and has been freshly painted throughout.

*This property has been subject to virtual staging to show the effect of a 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.*



virtually staged by HOMELi

## Extras

All fixtures and fittings are included along with the gas hob and electric oven.

## Gardens, parking & cellars.

The property has private gardens to the front and rear, further access to a communal garden and there is unrestricted on street parking.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

The popular and established district of Oxgangs 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.

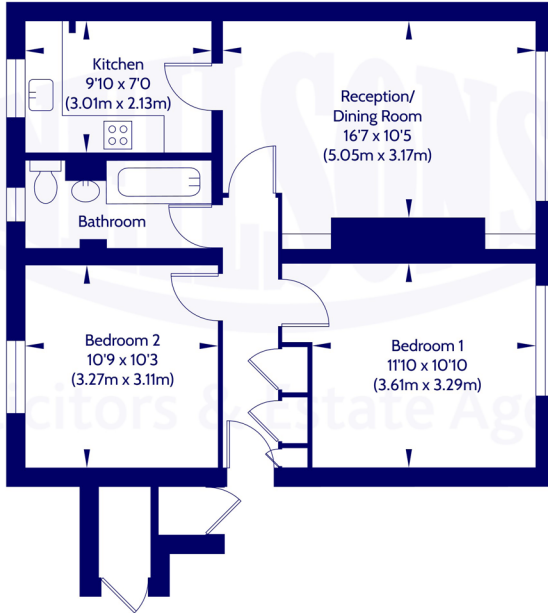


## Ground Floor

Approx. Internal Area 58.06 Sq M / 625 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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