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Offers Over

**£140,000**

# 7/6 Oxgangs Crescent

Oxgangs | Edinburgh | EH13 9HQ

This second 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 Rear Gardens
-  EPC Rating – D
-  Council Tax Band - B



## Description

The property features a hallway with two storage spaces leading to a bright reception area at the rear, illuminated by a triple window that creates a spacious ambiance. The fitted kitchen boasts sleek white gloss wall and base units paired with a dark contrasting work surface while providing ample space for a dining table furthermore the kitchen is well-equipped with an integrated induction hob, oven, and hood. The accommodation includes two well-proportioned double bedrooms, one situated at the front and the other at the rear, both carpeted and offering space for free-standing furniture. The bathroom is fitted with a white three-piece suite, enhanced by wet wall panels and a shower above the bath.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens and Parking

There are communal grounds to the rear along with ample free on street parking is also available. Within the communal gardens is private lock up storage.

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

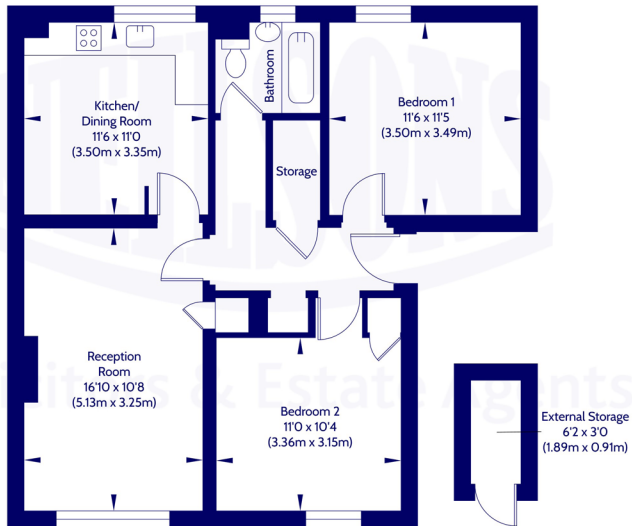
The popular and established district of Oxbgangs is located to the south of Edinburgh City Centre. A wide range of local shops and services provide for everyday needs with a choice of supermarkets in the area including Tesco, Aldi & Morrisons. An excellent local bus service provides swift access to the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





Approx. Gross Internal Floor Area 68.37 Sq M / 736 Sq Ft.

### Second Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. 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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