



2d, Oxgangs Green, Edinburgh, EH13 9JE

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Welcome to Oxgangs Green, this two bedroom first floor apartment offers bright and spacious accommodation ideal for the first time buyer or investment opportunity. The property is ideally located in the popular Oxgangs area of Edinburgh, close to an abundance of local amenities along with schooling and swift transport links. Presented to the market in good order with some cosmetic upgrading perhaps required, we would recommend an early viewing.

- Reception hallway with a useful storage cupboard.
- Living room rear facing with sliding doors to the balcony.
- Good sized kitchen equipped with a range of wall and base units and integrated appliances along with free standing white goods.
- Rear facing double bedroom.
- Double bedroom front facing.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Double glazing throughout.
- Electric heating.
- Drying green.
- Unrestricted on street parking.





## Location

Oxgangs is situated within a sought-after residential district of the City close to good local day to day shopping requirements including an Aldi, Morrisons and Tesco's supermarket. Regular public transport operates within the vicinity providing great links to many parts of the City. The City of Edinburgh Bypass is on hand giving access to the M8 and M9 motorway networks together with Edinburgh International Airport. Leisure pursuits within the area include the Pentland Hills where lovely walks can be enjoyed, Hillend Dry Ski-slope together with popular golf courses. The Hunters Tryst restaurant is only a short distance away with a further choice available in the nearby Buckstone and Colinton village. Reputable schooling is well represented from nursery to senior level, with Napier University within easy reach for the more mature student.

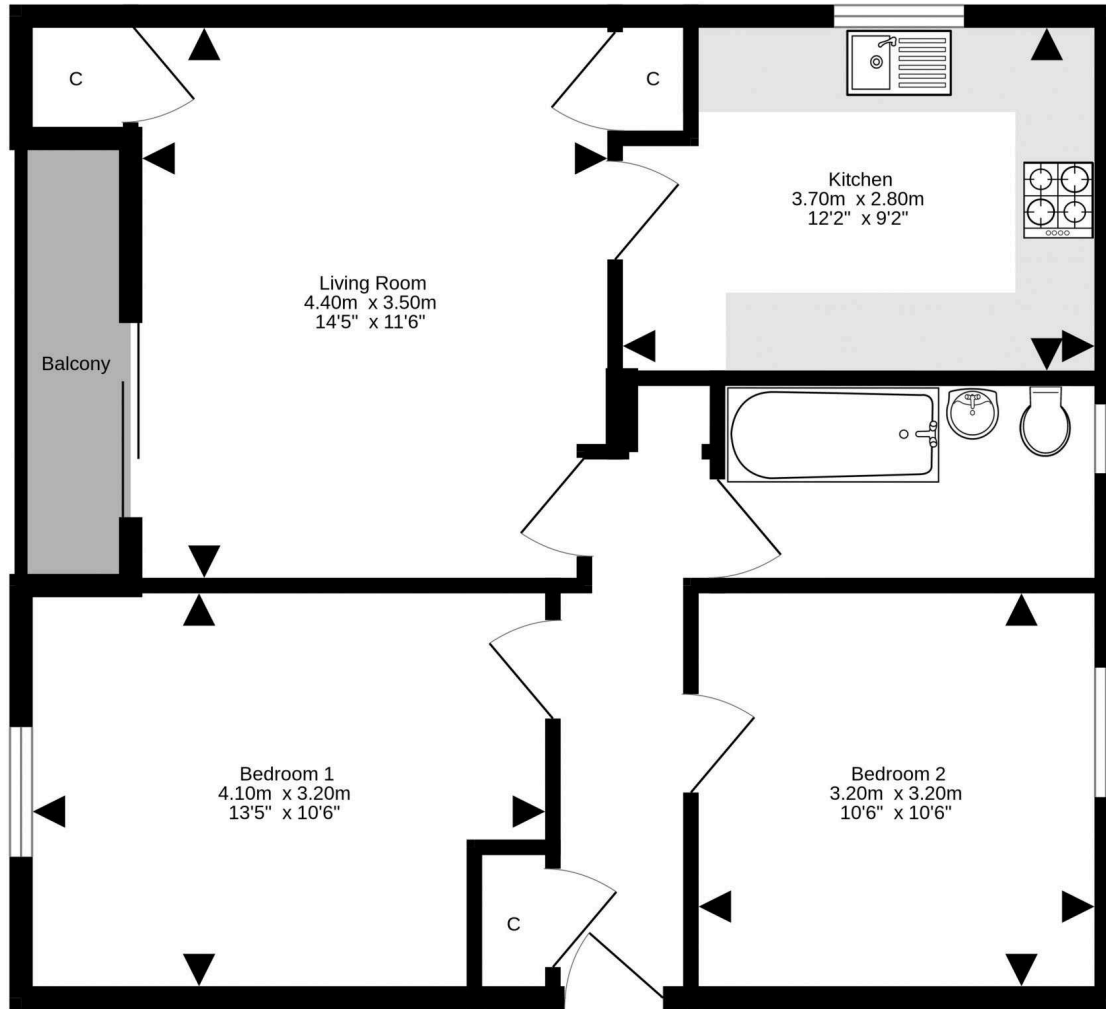
## Extras

Included in the sale are the integrated appliances, free standing white goods and fixtures & fittings.

## 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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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.

