



Solicitors & Estate Agents










Offers Over

**£139,995**

## 2/1 Oxgangs Avenue

Oxgangs | Edinburgh | EH13 9JA

This most attractive and spacious ground floor flat with private gardens to the front and rear is well positioned within the popular Oxgangs district of the city, close to excellent amenities and transport links.

-  2 Bedroom
-  1 Public room
-  1 Bathroom
-  Private Gardens
-  On-street parking
-  EPC Rating – C
-  Council Tax Band - B



## Description

Offered to the market in move-in condition, this fine home has been upgraded over times to include a new kitchen, gas central heating system with combi boiler, double glazing, internal and external doors together with decoration and flooring and shall undoubtedly appeal to the first time buyers, small families or rental investors and merits internal viewing to be fully appreciated. Enjoying good natural light and enhanced with a secure door entry system, the accommodation comprises; entrance hallway with good storage provisions, there is a spacious rear-facing lounge/diner with feature wall niche inserts with downlights. The recently upgraded kitchen is fitted with sleek white wall and base units with built-in electric hob with hood above, separate eye-level built-in oven and microwave with integrated dishwasher and fridge freezer. There are two generous double bedrooms, with the second bedroom benefiting from built-in wardrobes and overhead storage. Finally, the modern bathroom comprises of a white three piece suite with wet wall paneling, wash hand basin set in vanity unit with mains shower over bath.



## Extras

All the fitted floor coverings, light fittings, blinds and curtains shall be included in the sale together with the built-in hob, hood, oven and microwave, integrated fridge freezer together with the free-standing washing machine.

## Gardens and parking

There are private gardens located to the front and rear of the property, laid to lawn and bordered by fencing providing an excellent addition to this home. Parking is available to the front and surrounding streets.

## Viewing

By appointment with Neilsons on 0131 625 2222.







## Location

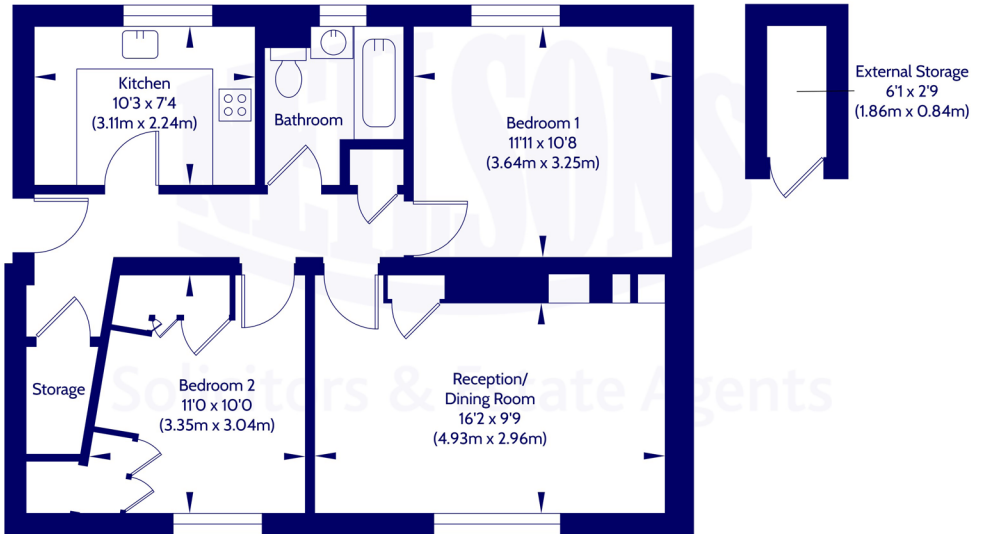
The popular and established district of Oxbgangs is located to the south of Edinburgh City Centre. A wide range of local shops and services provide for everyday needs with a choice of supermarkets in the area including Tesco, Aldi & Morrisons. An excellent local bus service provides swift access to the 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 61.51 Sq M / 662 Sq Ft.

### Ground 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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