



Solicitors & Estate Agents










Fixed Price

£149,000

12/11 Oxgangs Crescent

Oxgangs | Edinburgh | EH13 9HH

This lovely and bright top floor flat with delightful open views is offered to the market in move-in condition, undoubtedly appealing to the first time buyer/couple, rental investor or young families. Conveniently positioned within a popular location close to excellent amenities and transport links.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Communal gardens
-  Resident's parking
-  EPC Rating – C
-  Council Tax Band - B



Description

The stylish, generously proportioned accommodation affords excellent natural light throughout with superb open views towards the Pentland Hills and Blackford Hills. The welcoming entrance hallway offers excellent storage provisions including a large walk-in cupboard with shelving together with a private attic. The lovely and spacious lounge/diningroom enjoys a pleasant aspect to the rear of the building, there is a contemporary, recently upgraded kitchen with sleek white wall and base units with complementary worktops incorporating the built-in gas hob, electric oven and hood together with the ceramic 1.5 sink unit with pull out spray tap. In addition, there is an integrated dishwasher with free standing fridge freezer and washing machine, included in the sale. A great feature of this home is the private balcony, off the kitchen, providing a lovely sunny setting with fine open views. There is a sizeable double bedroom with two built-in wardrobes, a further good sized single bedroom again with built-in wardrobes with fantastic views towards the Pentland Hills. Finally, the bathroom comprises of a white three piece suite with wet wall paneling and Rainfall shower. Further benefits included gas central heating with combi boiler and double glazing.



Extras

The fitted floor coverings, light fittings and curtains will be included in the sale together with the built-in hob/oven/hood, integrated dishwasher, fridge freezer and washing machine. It should be noted that the bed with pull out bed in bedroom 2 can be included in the sale if desired.

Gardens and parking

There is a communal drying green located to the rear of the building and for the car owner, resident's parking is located to the rear with ample on-street parking to the front.

Viewing

By appointment with Neilsons on 0131 625 2222.





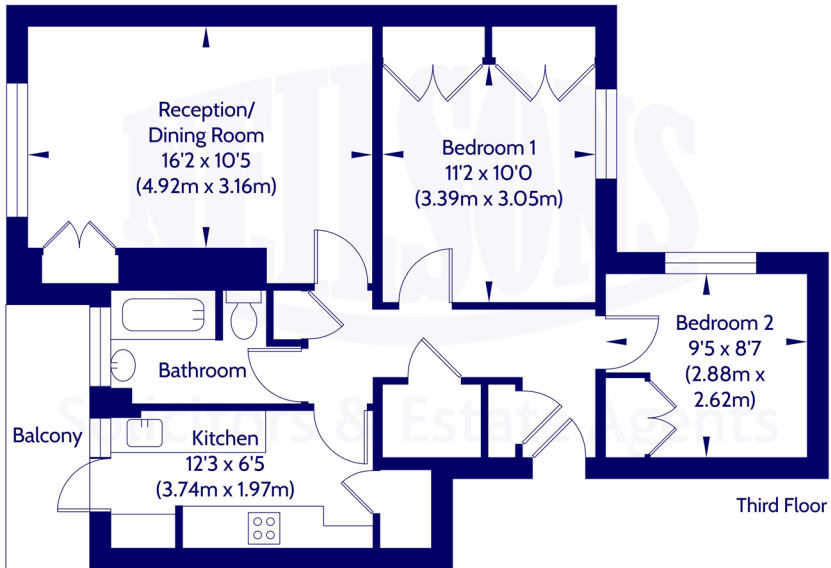
Location

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.





Approx. Gross Internal Floor Area 60.68 Sq M / 653 Sq Ft.



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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