










Offers Over
£150,000

2/4 Oxgangs Park

Oxgangs | Edinburgh | EH13 9LA

A well presented first floor flat located in the established South Edinburgh district of Oxgangs, close to local amenities and transport links. With two double bedrooms, private gardens and a balcony, this property is sure to appeal to first time buyers, professionals or investors.

-  1 public room
-  2 bedrooms
-  1 bathroom
-  Private garden
-  On street parking
-  EPC rating – C
-  Council tax band - B



Description

The well proportioned accommodation briefly comprises entrance hall with secure entryphone and storage cupboards, bright lounge/dining room, modern fitted kitchen with a range of sleek white wall and base units with coordinated worktops, two double bedrooms, one of which benefits from built in storage and a door to a balcony, providing an ideal space for a small table and chairs for dining and relaxing in the warmer months, and a fully tiled bathroom with a white suite and shower over the bath. There is also a private lockable storage cupboard in the common stairwell.

The property further benefits from gas central heating (the boiler was replaced in 2022) and double glazing.



Extras

All fixtures and fittings are included along with the gas hob and electric oven and integrated under counter fridge and freezer.

Gardens & parking

The property has an area of private garden, laid to lawn with a patio and there is a communal drying green. Parking is on street and unrestricted.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

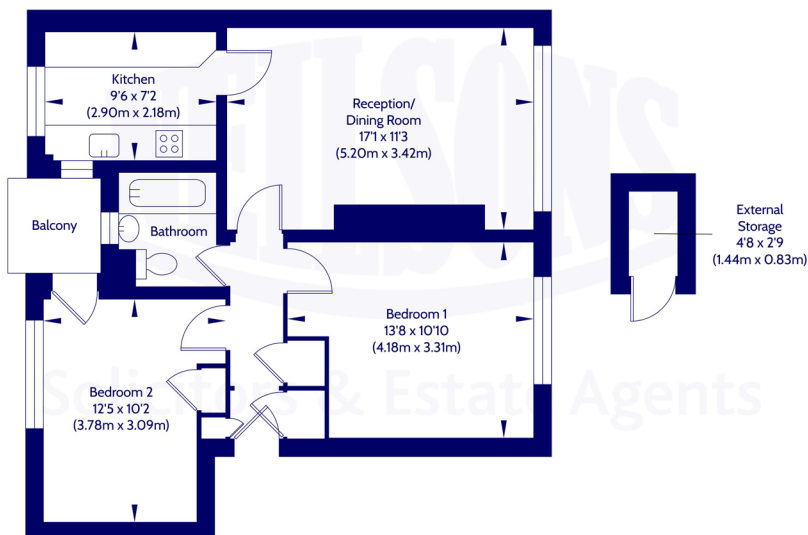
The popular and established district of Oxbgangs is located to the south of Edinburgh's City Centre. A wide range of local shops and services provide for everyday needs with a choice of supermarkets in the area including Tesco, Aldi & Morrisons. An excellent local bus service provides swift access to 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 58.01 Sq M / 624 Sq Ft.

First 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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