



# 19 Oxford Street

Newington, Edinburgh, EH8 9PQ

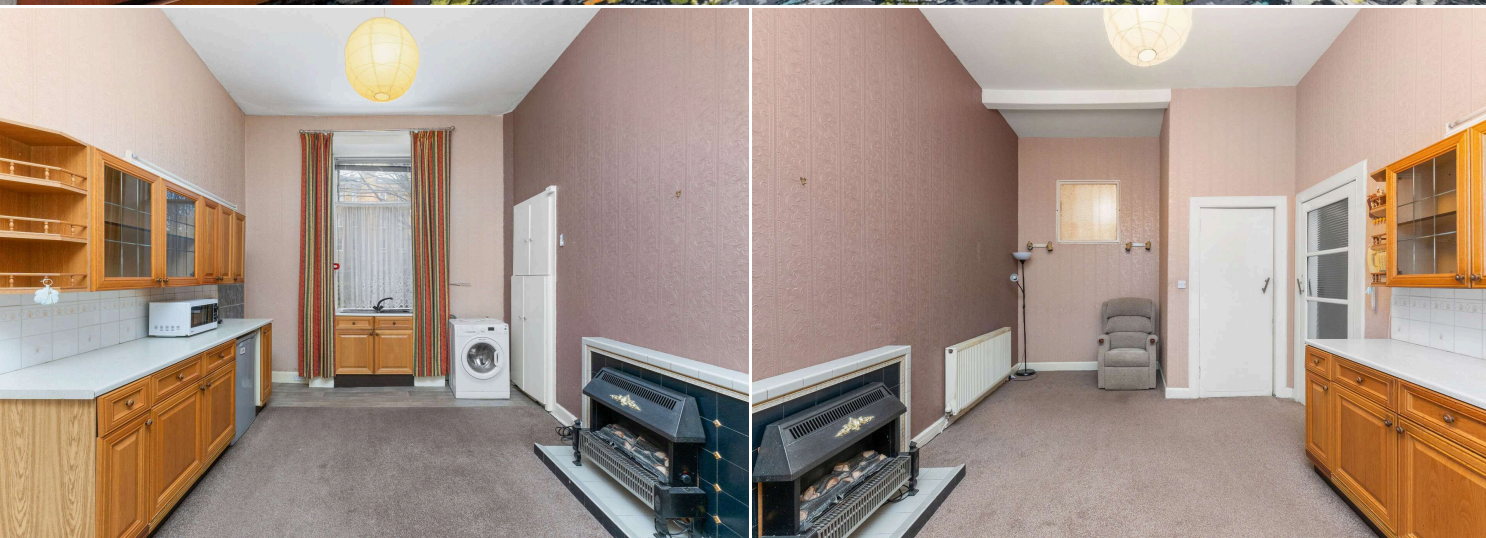


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## 2 bedroom main door flat with spacious accommodation in need of modernisation.

- Spacious sitting room
- Kitchen/dining room
- 2 double bedrooms
- Boxroom
- Wet room
- Separate WC
- Communal rear garden
- Low maintenance private front garden
- On-street permit parking
- Gas central heating



**Offers Over: £370,000**

**EPC Rating: D**

**Council Tax: E**

**Tenure: Freehold**

Further information can be found in the home report.

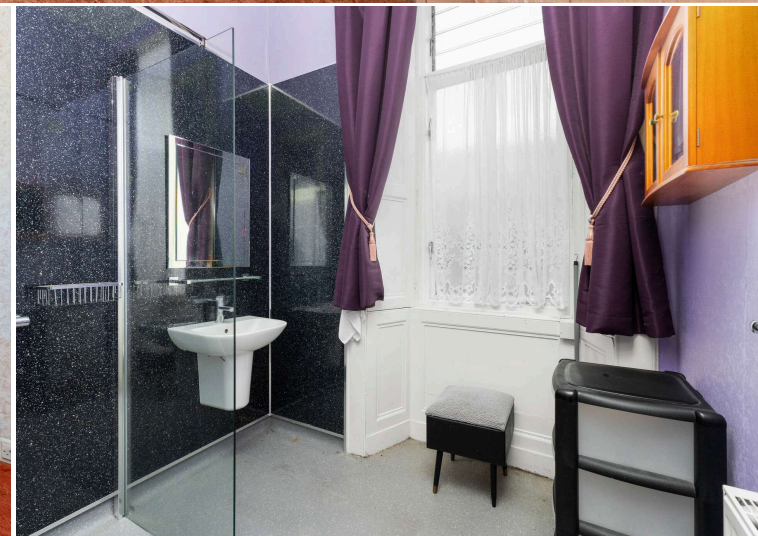
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# About the Property

Located a quiet street in the heart of Newington this 2 bedroomed main door flat offers spacious accommodation just moments from a wealth of amenities and the vast open spaces of Arthur's Seat. The property would now benefit from modernisation but offers bright and spacious rooms with period features, including working shutters, gas central heating and a private front garden.

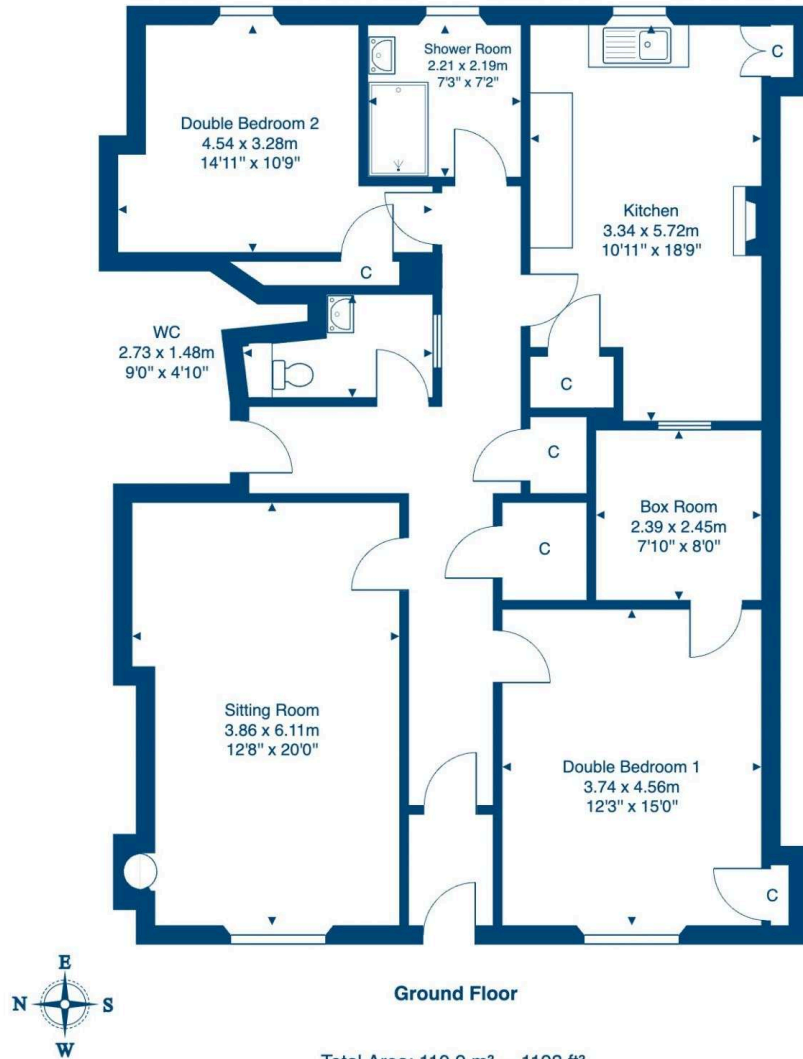
## Extras

To include all fitted carpets and floor coverings, curtains, blinds, fridge, freezer and washing machine.



# Floor Plan

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## Location

Newington is a highly sought after residential neighbourhood south of the city, served by excellent local amenities including a wide range of everyday and specialist shops, bars, restaurants and cafes. Within easy reach is more comprehensive shopping at Cameron Toll Shopping Centre with its Sainsbury's superstore, as well as a number of other retail shops within a short car drive or bus journey away at Straiton Retail Park and Fort Kinnaird Retail Park. Leisure and recreational amenities are plentiful with the Royal Commonwealth Pool and the green open spaces of The Meadows, Arthur's Seat, Holyrood Park, Prestonfield and Craigmillar golf courses, the Hermitage of Braid and Blackford Hills all located nearby. Cultural amenities can be found at the Festival Theatre on Nicolson Street and the Queen's Hall on Clerk Street and the Scottish Parliament is also nearby. The area is also well suited for access to the Royal Infirmary of Edinburgh and Edinburgh University. There are also regular bus services running to and from the city centre.



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