



Newington, Edinburgh

4/1 SOUTH OXFORD STREET, EDINBURGH EH8 9QF

Spacious two bedroom, ground floor flat offers generous living space with high ceilings and period features located on a sought-after no-through road just moments from local amenities.

WILSON WARD
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Description

Now in need of refurbishment and modernisation, this spacious, two bedroom, ground floor flat offers generous living space with high ceilings and period features, located in a sought-after cul-de-sac location, just moments from local amenities.

- Entrance Hall
- Living Room
- Large Kitchen/Diner
- Two Double Bedrooms
- Bathroom
- Excellent Storage
- Gas Central Heating
- Shared Gardens

Location

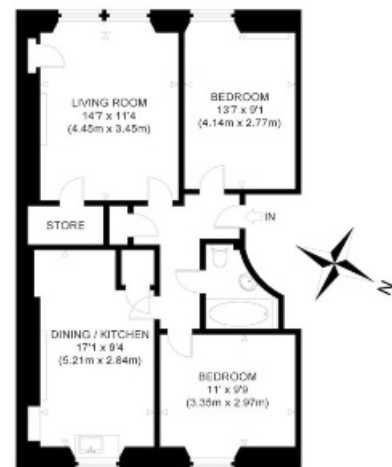
South Oxford Street is a small, residential cul-de-sac of period tenement buildings just off East Preston Street in the Southside area of Newington. Around the corner, Clerk Street and Newington Road offer a wide variety of coffee shops, restaurants, takeaways and convenience stores. The Royal Commonwealth Pool is close at hand, and for further recreational opportunities the expansive open spaces of The Meadows and Arthur's Seat are also both within easy walking distance. The area is popular with students due to being equally accessible to the main Edinburgh University campus and King's Buildings. Regular buses run along East Preston Street and South Clerk Street affording rapid access into the the city centre.

Council Tax Band

Band C

Viewing

By Appointment with Agents: Tel: 0131 467 7550



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 741 SQ FT / 68.9 SQ M

SOUTH OXFORD STREET
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 741 SQ FT / 68.9 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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