



RALPH SAYER
SOLICITORS & ESTATE AGENTS

2/3 Oxgangs Row

Oxgangs, Edinburgh, EH13 9LE

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Forming part of an established development in Oxgangs, this three-bedroom first-floor flat enjoys a desirable location in the capital, set within easy reach of Edinburgh's idyllic green belt, amenities, schools, and transport links. The home offers bright and airy accommodation too, which is well-presented throughout in light hues. It features a quality kitchen and bathroom, as well as excellent storage to help keep the interiors neat and tidy. It also has access to charming communal gardens. The property will be popular with a wide variety of buyers, including commuting professionals, families, and first-time purchasers.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and gas hob, and a freestanding fridge/freezer to be included in the sale.

Property Summary

- A spacious first-floor flat
- Situated in popular Oxgangs
- Secure telephone-entry system
- Welcoming hall with generous storage
- Living/dining room with focal-point fireplace
- Fitted kitchen that is well appointed
- Two bright and airy double bedrooms
- Versatile third bedroom/home office
- Bathroom with a three-piece suite
- Private store
- Well-kept shared gardens and drying area
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £145,000





A living/dining room with focal-point fireplace and a fitted kitchen that is well appointed



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dream property!



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

