



2/5 OXGANGS STREET

Oxgangs, Edinburgh, EH13 9YJ



1

Public Room



3

Bedrooms



1

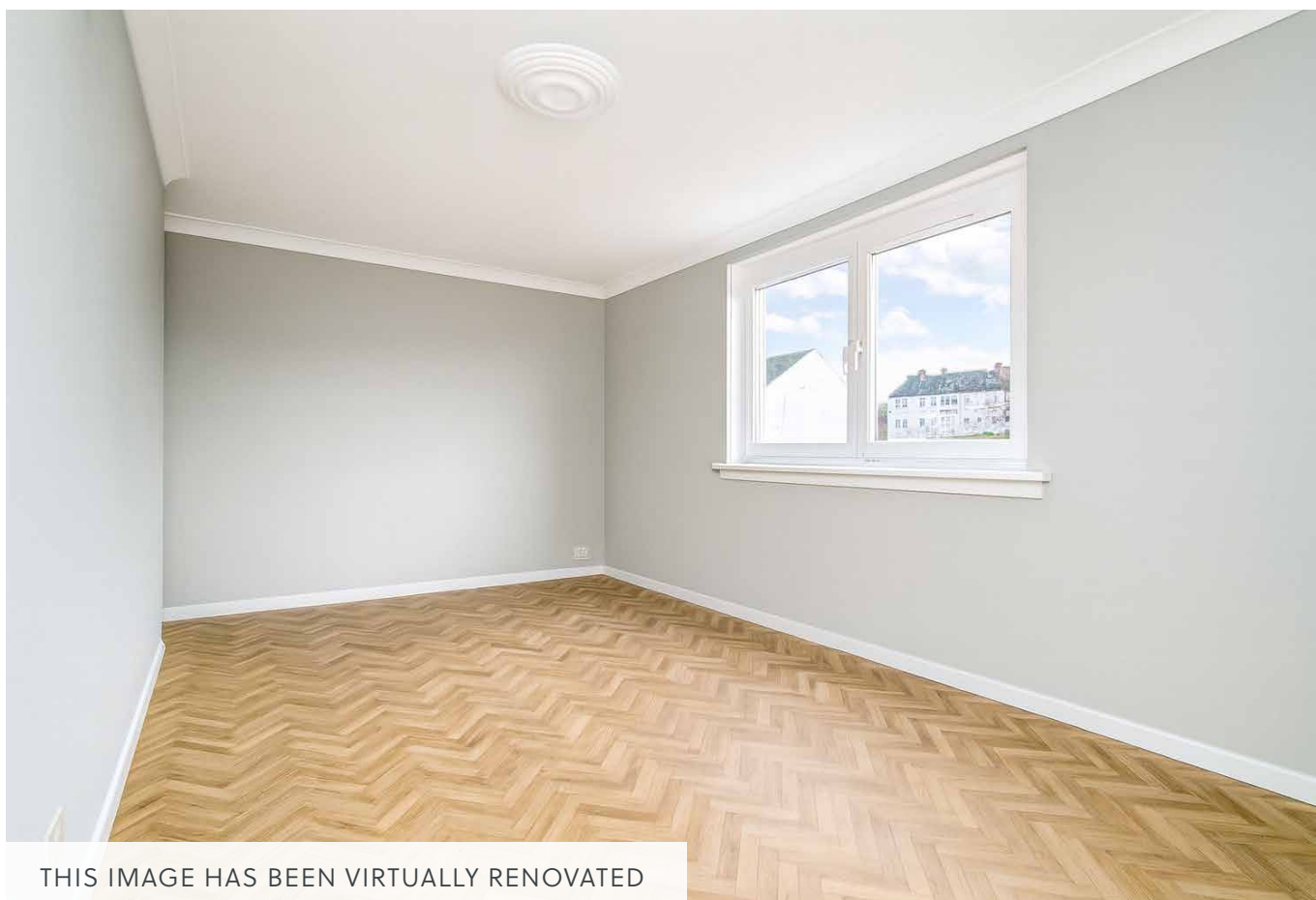
Bathroom



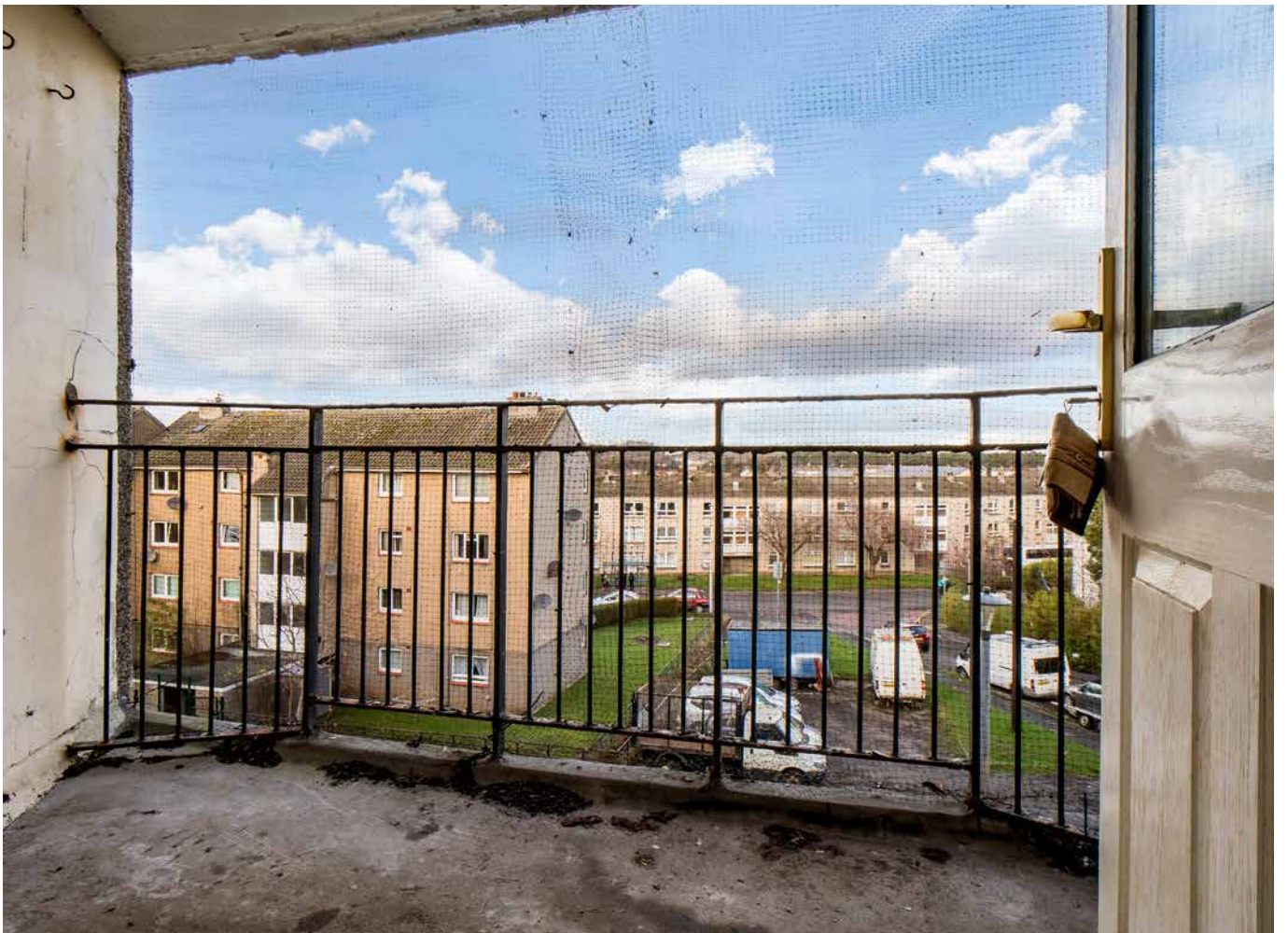
2/5 OXGANGS STREET

Part of an established development, this three-bedroom second-floor flat is a bright and spacious residence that presents buyers with an exciting opportunity to apply cosmetic upgrades to the interiors. The home features light and airy rooms, and generous built-in storage to help keep it neat and tidy. It has a sizeable living area with a sunny aspect, a sheltered balcony, a monochrome-inspired kitchen, and a three-piece bathroom. It will suit commuting professionals, first-time buyers, and families alike, as well as those looking for a buy-to-let rental opportunity.

In addition, the home also has a convenient location in the heart of Oxgangs. Local amenities, convenience stores, and supermarkets are within easy walking distance, along with schools from nursery to secondary level. Regular bus links and the city bypass are also close by, ensuring easy travel to the city centre and around Edinburgh. Furthermore, there are nearby parks and green spaces, and the area affords easy access to Edinburgh's green belt and the Pentland Hills.



THIS IMAGE HAS BEEN VIRTUALLY RENOVATED





EPC
RATING



COUNCIL
TAX BAND

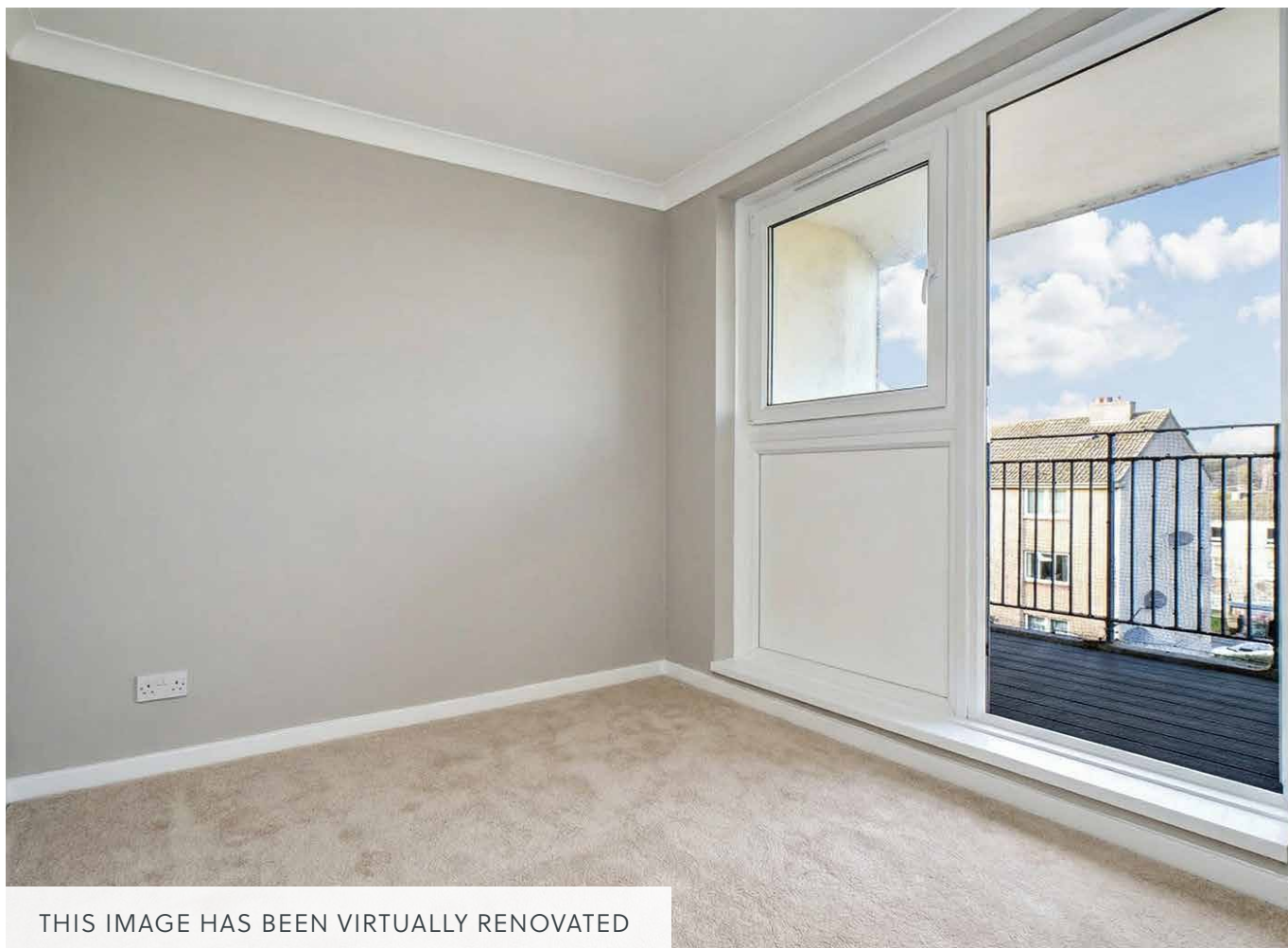
VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

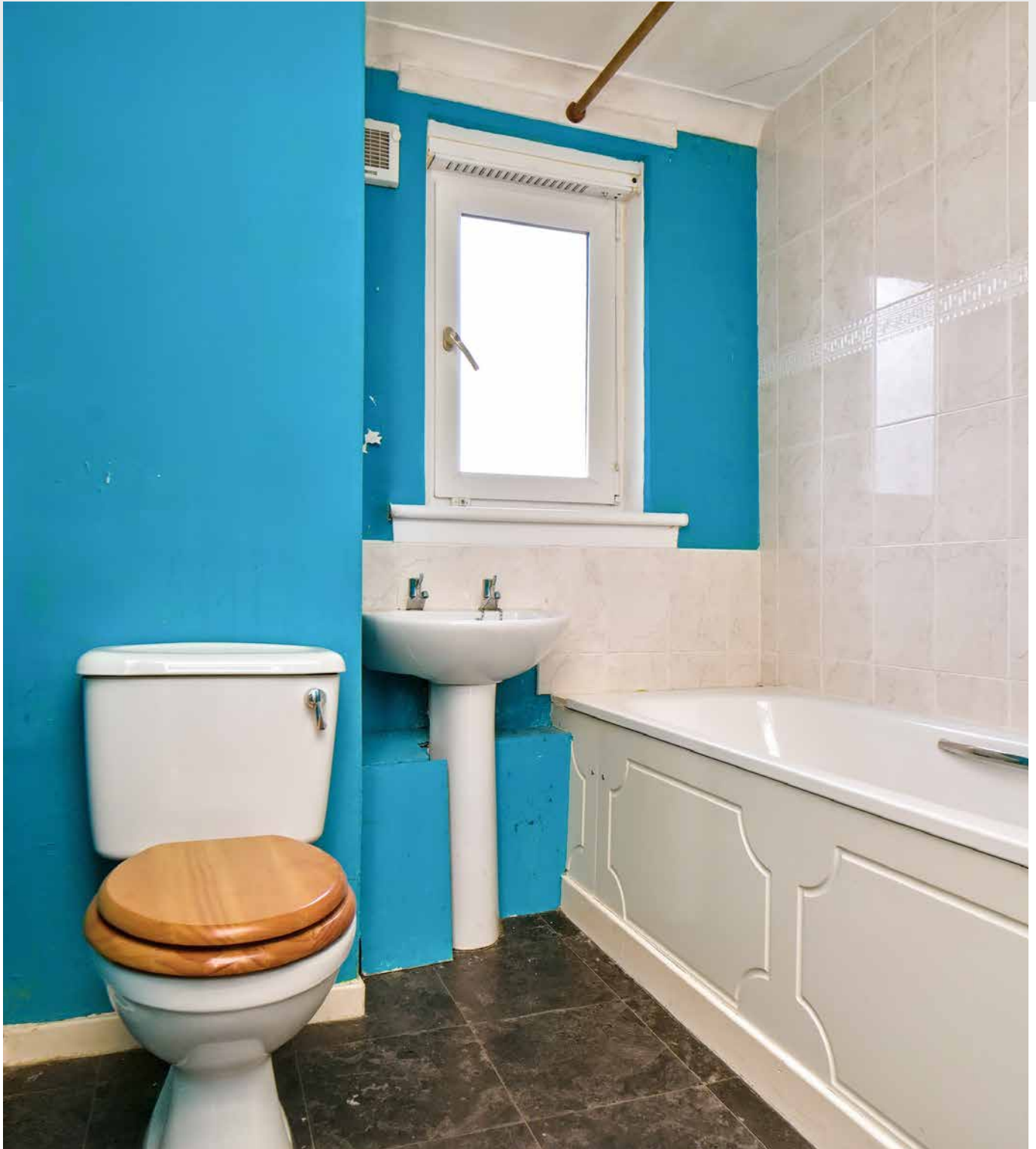
- A spacious second-floor flat
- Situated in popular Oxfangs
- Hall with built-in cupboard and store
- South-facing living room with storage
- Well-appointed kitchen
- Two airy double bedrooms
- Versatile bedroom with private balcony
- Bright three-piece bathroom
- Unrestricted on-street parking





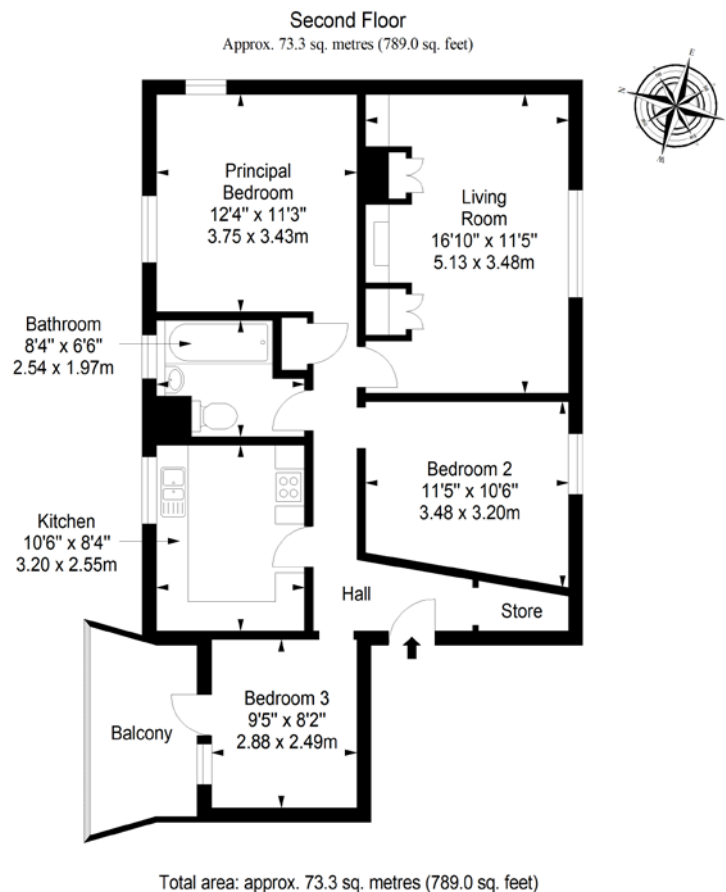


Please note: the property is to be sold as seen, including the electric cooker, fridge, and washing machine. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



OXGANGS, EDINBURGH

The popular and well-connected suburb of Oxgangs lies just over 3 miles from the city centre, making it an ideal location for city professionals and families alike. A large-scale regeneration project in the area, which has been ongoing for the last 10 years, has created new homes, commercial properties, and open green spaces, ensuring the growth of Oxgangs and making sure there is something for everyone in the area. Oxgangs is home to a fantastic range of amenities, including supermarkets, a library, a Post Office, a doctor's surgery, a pharmacy, newsagents, a bakery, a selection of takeaway outlets, hairdressers, barbers, and beauty salons. Oxgangs Neighbourhood Centre and the Pentland Community Centre are at the heart of the community and offer a range of health, fitness and dance classes, art classes, social groups, youth groups, and youth activities. For the active type, Gracemount Gym and Craiglockhart Leisure & Tennis Centre are both within easy driving distance, or for the outdoor lover, the area is surrounded by open green spaces and lies enviably close to the Pentland Hills Regional Park and the Hermitage of Braid and Blackford Hill Nature Reserve. Oxgangs is served by several primary schools, with secondary schooling provided nearby, and further education is easily accessible with Napier University close-by. The area is well-connected to the city centre and the rest of the capital with regular bus services, as well as being ideally placed for swift access to the City Bypass.



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