

COULTERS[©]

18/9 OXFORD STREET

NEWINGTON, EDINBURGH, EH8 9PJ

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Tucked away in the heart of the ever popular area of Newington, 18/9 Oxford Street is an extremely engaging third floor flat. The property has been lovingly upgraded by the current owner, embracing period features (such as working shutters, cornices and two drying racks) and creating extremely engaging spaces in an immensely desirable home.

The charming, beautifully presented sitting room is flooded with natural light. A fireplace with insert creates a focal point in the room, along with an open shelved press cupboard.



KEY FEATURES



Highly desirable, well presented third floor flat.



A bright double bedroom with a lovely outlook and separate spacious boxroom.



Well maintained shared garden.



Permit holder on street parking.



Located in the sought after area of Newington, to the south of the city centre.



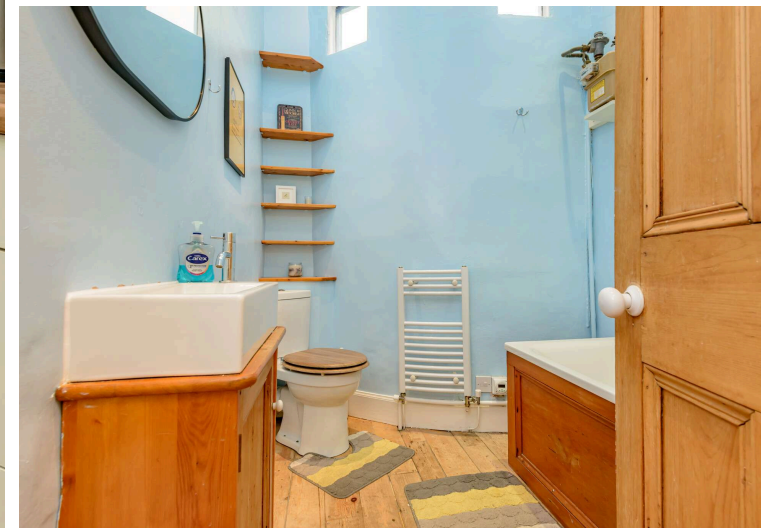
An array of local shops, cafes and amenities within walking distance.



EPC Rating - C



Council Tax Band - D



To the rear is the spacious well equipped fitted kitchen / dining room, with wall and base mounted cabinetry incorporating a gas hob, electric oven, extractor hood, dishwasher, washing machine and freestanding fridge/freezer. A pantry is located within the kitchen. There is a large, attractive double bedroom with wood floors and a delightful outlook to the rear of the property, overlooking the rear garden, bowling green and church. The sizeable boxroom has plenty space for a desk and daybed. The curved bathroom has a bath (with shower over), WC and wash hand basin. Heating and hot water is provided by gas central heating.

There is a shared garden to the rear of the building. Residents' permit holder parking and metered parking is available on the streets outside.





THE LOCAL AREA

Newington is a highly sought after residential neighbourhood situated to the south of the city centre. The area is served by excellent amenities including independent shops, bars, restaurants and cafes. Cameron Toll Shopping Centre with its Sainsbury's superstore and high street retailers is also within walking distance. Fantastic recreational opportunities include The Royal Commonwealth pool and gym, The Meadows with its tennis courts and cycle tracks, and picturesque Holyrood Park, all within walking distance. Prestonfield Golf Club and Priestfield Tennis Club are also just a short stroll away. Cultural amenities can be found at the Festival Theatre on Nicolson Street and the Queen's Hall on Clerk Street. The area is also well suited for access to the Royal Infirmary of Edinburgh and Edinburgh University. There is quick access to the city bypass with excellent connections to the motorway network heading east on the A1, and to the west to the Queensferry Crossing, Edinburgh International Airport and the central motorway network. There are regular bus services running to and from the city centre.

EXTRAS

Fitted floor coverings, light fittings, free standing white goods in kitchen and integrated appliances are included in the sale price.

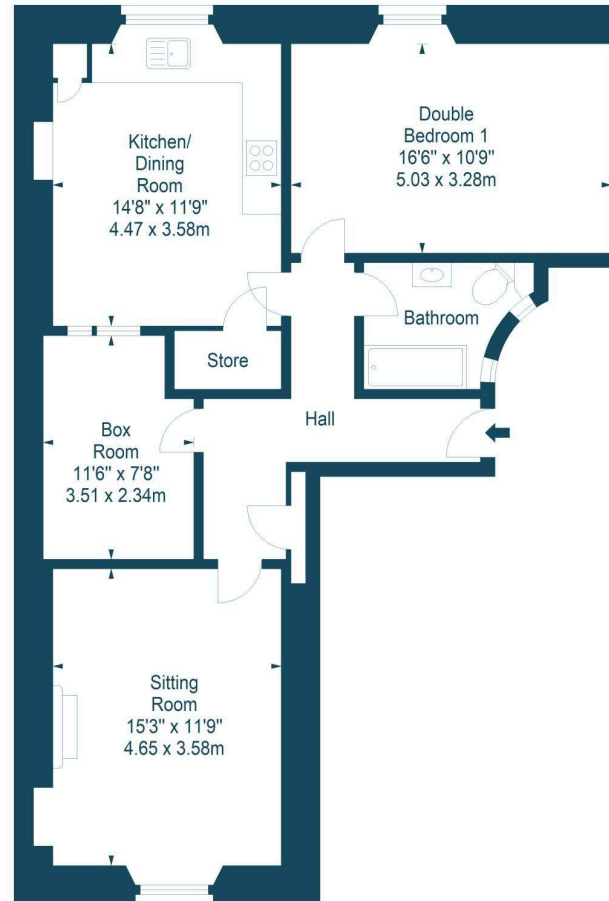
HOME REPORT VALUATION: £310,000



Oxford Street,
Edinburgh,
Midlothian, EH8 9PJ



Approx. Gross Internal Area
832 Sq Ft - 77.29 Sq M
For identification only. Not to scale.
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Third Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.