



26e Oxgangs Avenue,  
Oxgangs, Edinburgh, EH13 9JD

CALL US ON 0131 447 4747



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For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Shared secure entry.
- Reception hall with storage.
- Good sized living room/dining room.
- Feature fireplace & storage.
- Access to balcony through patio doors.
- Kitchen with appliances.
- Two generously proportioned double bedrooms.
- Bathroom with shower.
- Electric heating.
- Double glazing.
- Private garden at rear.
- Unrestricted on street parking.



## GENERAL DESCRIPTION

A second floor flat situated within the popular Oxgangs district of the City, perfectly positioned for access to the city centre and a wide range of local amenities. The property would make an ideal purchase for a first time buyer or perhaps for letting purposes.

## LOCATION

The popular and established district of Oxgangs is located to the south-west of Edinburgh's city centre. A range of local shops and services provide for everyday needs with a choice of supermarkets in the area including Tesco, Aldi & Morrisons. An excellent local bus service provides swift access to the city centre and surrounding areas and by car, the City Bypass is within easy reach, connecting quickly to the central motorway network and Edinburgh International Airport. A choice of parks and recreational facilities can be found in the area, along with the Pentland Hills National Park. Local schooling is available from nursery to secondary level.

COUNCIL TAX BAND  
TRAIN STATION  
AIRPORT  
BUSES

B.  
APPROXIMATELY 2 MILES TO SLATEFORD TRAIN STATION.  
APPROXIMATELY 8.6 MILES TO EDINBURGH AIRPORT.  
WITHIN 100 METRES.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE, FREEZER AND AUTOMATIC WASHING MACHINE. THERE WILL BE NO GUARANTEES GIVEN FOR THE WHITE GOODS. ALL FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.

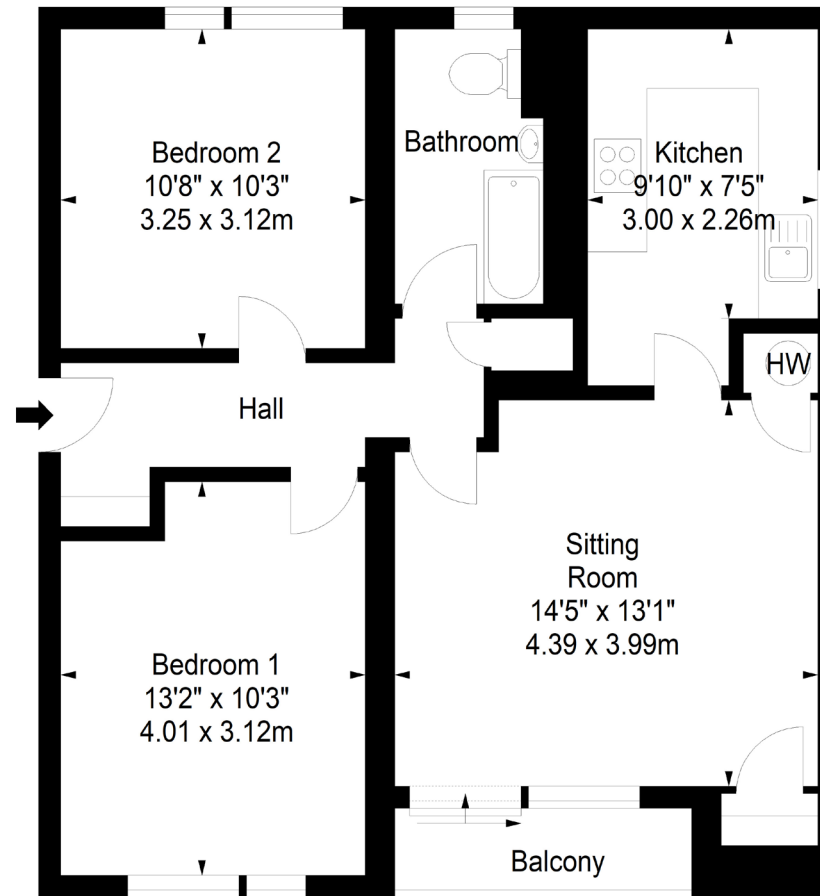
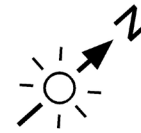




Oxgangs Avenue,  
Edinburgh,  
Midlothian, EH13 9JD



Approx. Gross Internal Area  
688 Sq Ft - 63.92 Sq M  
For identification only. Not to scale.  
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ENERGY PERFORMANCE  
CERTIFICATE RATING D

Second Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

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