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SPACIOUS TWO BEDROOM GROUND FLOOR FLAT



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McEwan Fraser Legal is delighted to present this generously proportioned two-bedroom ground-floor flat in the heart of Edinburgh's popular Oxgangs area.

Inside, the property comprises of a fully equipped kitchen which benefits from gas hob, fan oven and free-standing white goods. The spacious living area offers various possibilities for furniture arrangements and direct access to the private front garden. The garden has a south-facing aspect and benefits from not being overlooked, from here you can enjoy the stunning views of the Pentlands. There are two generously proportioned double bedrooms. The main shower room is a three-piece white suite with a shower and is modern and functional.

In addition to this, the property includes gas central heating and full double-glazed windows making for a warm home year-round. The property benefits from free on-street parking, private under stair cupboard, and a private shed in the communal back garden, which also benefits from not being overlooked.







Bedroom 1

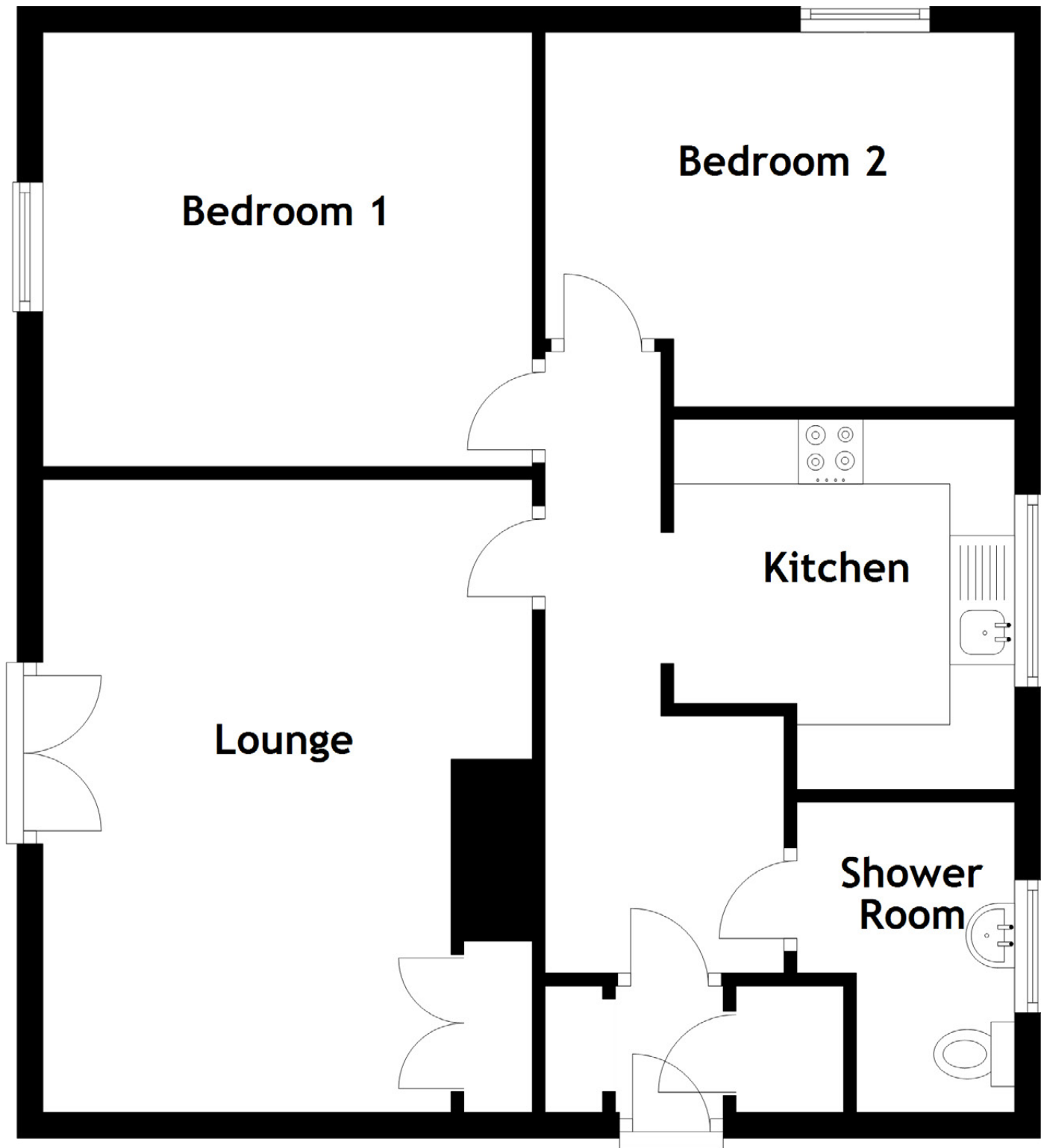




Bedroom 2







Approximate Dimensions

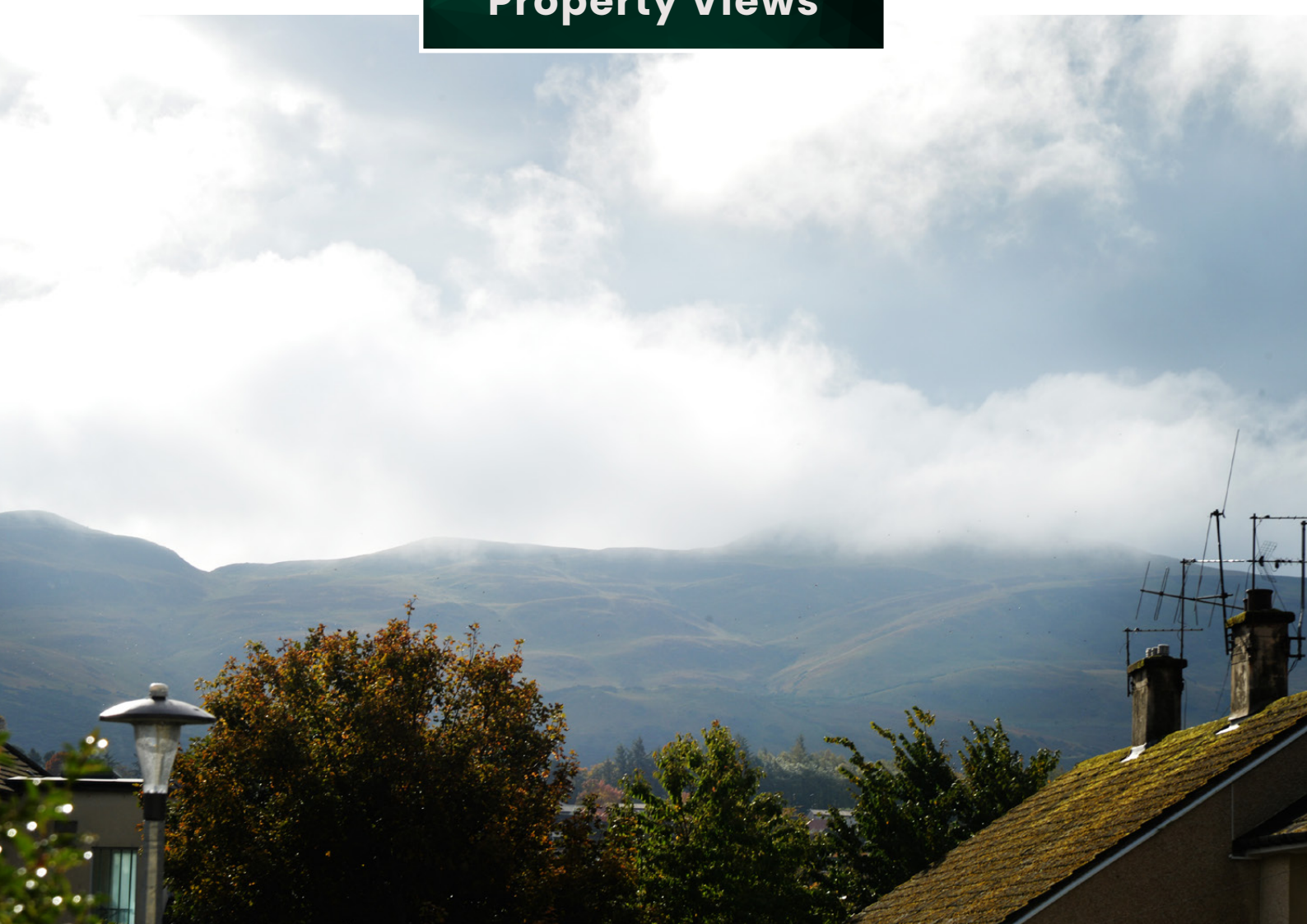
(Taken from the widest point)

Lounge	4.89m (16'1") x 3.15m (10'4")	Shower Room	2.40m (7'10") x 1.68m (5'6")
Kitchen	2.86m (9'5") x 2.63m (8'8")		
Bedroom 1	3.78m (12'5") x 3.36m (11')	Gross internal floor area (m ²): 66m ²	
Bedroom 2	3.63m (11'11") x 2.89m (9'6")	EPC Rating: C	





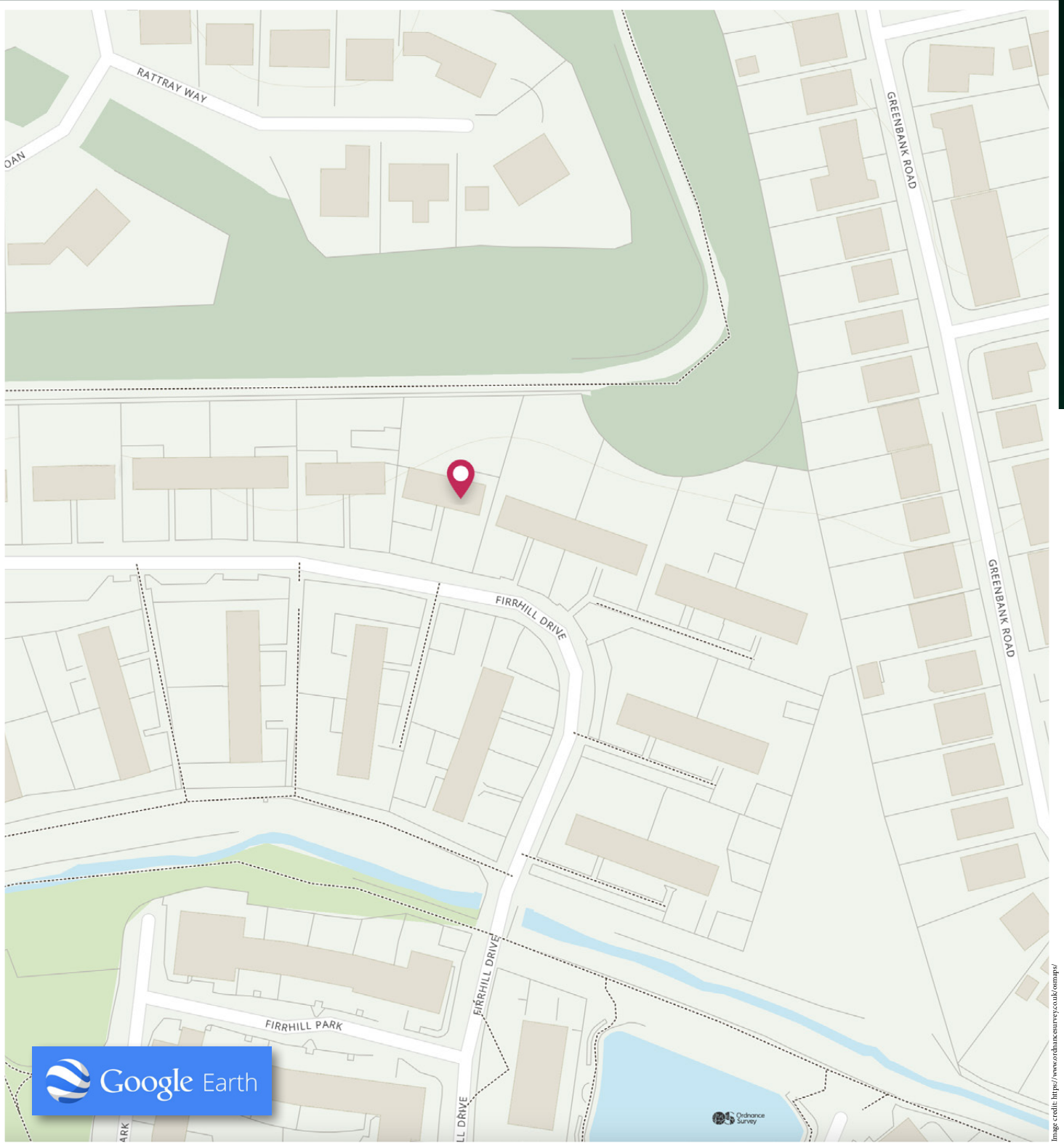
Property Views





Oxfangs is a most popular residential area, situated on the south side of the city. The area is well served with a number of local shops, and these will provide most daily requirements as well as post office, banking services, pharmacy and the local library. There is a Morrisons store at the junction of Oxfangs Road and Swanston, and a Tesco Superstore on Colinton Mains Drive which is just a short drive away. Should more specialised shopping facilities be required, the well known suburban shopping centre in Morningside is within easy reach as is the Gyle Shopping Centre. Here there are excellent high street stores and a wonderful Marks & Spencer. There are also a number of specialised shops, as well as quality restaurants and bars. The property is also ideally situated for local nurseries, schools and just a short distance from the bypass, making it ideal for anyone with a commute.

Oxfangs is surrounded by a number of lovely public parks and golf courses. There are delightful walks along the Braid burn and both Braid and Blackford Hills are within easy reach. The world famous Hillend dry ski-slope is just a short drive away and next door to this there are beautiful walks through the Pentland Hills, with panoramic views over the city.



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