



  
**McEwan Fraser Legal**  
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**10/5 Oxbgangs Crescent**

EDINBURGH, EH13 9HH



**Braid Hills & Hermitage Park**



## THE LOCATION

Oxgangs is well served with a number of local shops and these will provide most daily requirements as well as a Post Office, banking services, pharmacy and the local library. There is a Morrisons Store at the junction of Oxgangs 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 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, Napier University (Craiglockhart and Merchiston campuses are nearby) and just a short distance from the bypass, making it ideal for anyone with a commute.

Oxgangs is surrounded by a number of attractive 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.

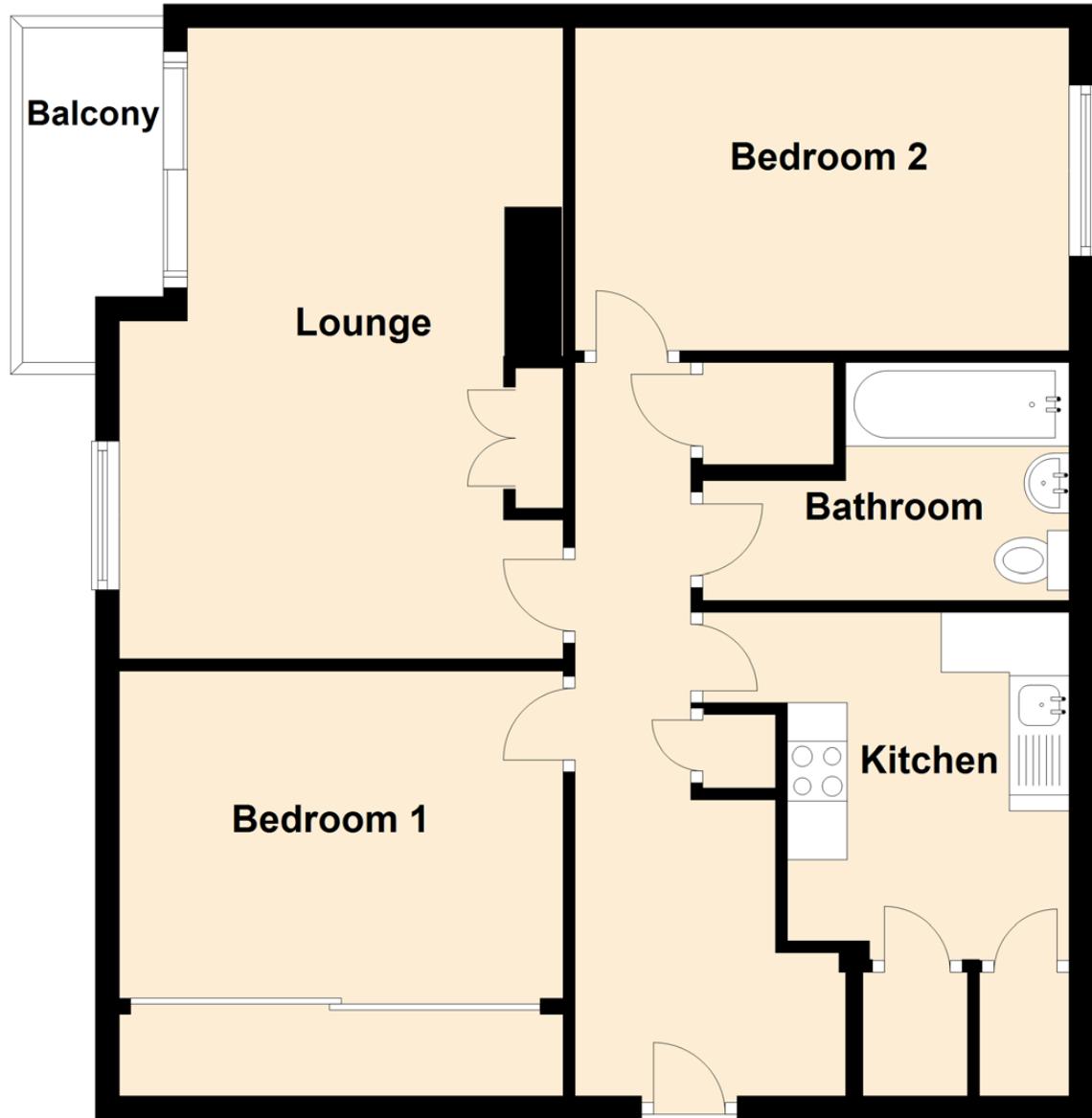
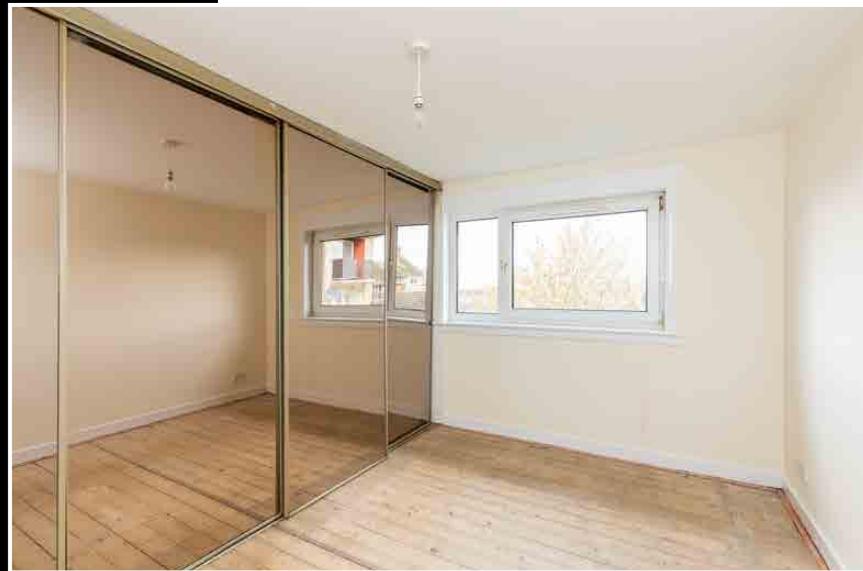
# THE PROPERTY

New on the market is this spacious two-bedroom second-floor flat. Internally this accommodation is all in order, the rooms have been freshly painted and there's scope for some cosmetic upgrading throughout. There's an entrance hallway with two storage cupboards and access to all the rooms. The bright spacious living room has space for dining, feature fire and direct access to a private balcony. The kitchen overlooks the rear and comes with ample floor and wall-based storage units, an integrated hob, oven, extractor hood and washing machine. A large double bedroom provides built-in mirror wardrobes with a further double bedroom providing enough space for free standing furniture. The three-piece bathroom with electric shower over the bath completes the rooms.

This property further benefits from a large attic space, two external cupboards, a communal drying area, double glazed windows as well as gas central heating, making for a cosy yet cost-effective home all year round.



BEDROOMS & BATHROOM



LOCAL AMENITIES



BUS LINKS



CITY PROPERTY



VIEWS

**Approximate Dimensions**  
(Taken from the widest point)

Lounge	5.28m (17'4") x 3.72m (12'2")
Kitchen	3.07m (10'1") x 2.98m (9'9")
Bedroom 1	3.72m (12'2") x 3.13m (10'3")
Bedroom 2	4.14m (13'7") x 2.70m (8'10")
Bathroom	3.07m (10'1") x 1.99m (6'6")

**Gross internal floor area (m<sup>2</sup>): 66m<sup>2</sup>**

**EPC Rating: C**

**Extras (Included in the sale):**  
All fixtures, fittings and appliances.



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