




McEwan Fraser Legal
Solicitors & Estate Agents
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49/8 Oxfangs Avenue
OXFANGS, EDINBURGH, EH13 9HU



THE LOCATION OXGANGS, EDINBURGH, EH13 9HU

Oxfangs is well served with a number of local shops that 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 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, Napier University (Craiglockhart and Merchiston campuses are nearby) and just a short distance from the bypass, making it ideal for anyone with a commute.

Oxfangs 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 49/8 OXGANGS AVENUE, OXGANGS, EDINBURGH, EH13 9HU

An excellent opportunity has arisen to acquire this spacious two bedroom top-floor flat, making for an ideal buy-to-let opportunity, while being well located within the popular Oxgangs area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in good decorative order, while briefly consisting of an entrance hallway with a utility cupboard as well as a cloak cupboard, which also houses the property's meters, a bright and spacious lounge/diner which offers the potential of re-instating the feature fireplace and access to the sunny south facing balcony through sliding patio doors and a fully fitted, partially tiled kitchen which benefits from an integrated electric 4 hob/oven and extractor hood.

There are two double bedrooms, one of which has double built-in mirrored wardrobes and a three-piece, partially tiled bathroom with an over-head shower.

Attic: accessed via the entrance hallway, providing more than adequate additional storage space.

This property also benefits from gas central heating, full double glazing, a private rear garden with a communal drying area and a private storage cupboard within the stair as well as residents parking to the rear of the property, while visitors can take advantage of the unrestricted on-street parking to the front.





THE DETAILS

FLOOR PLAN, DIMENSIONS AND MAP

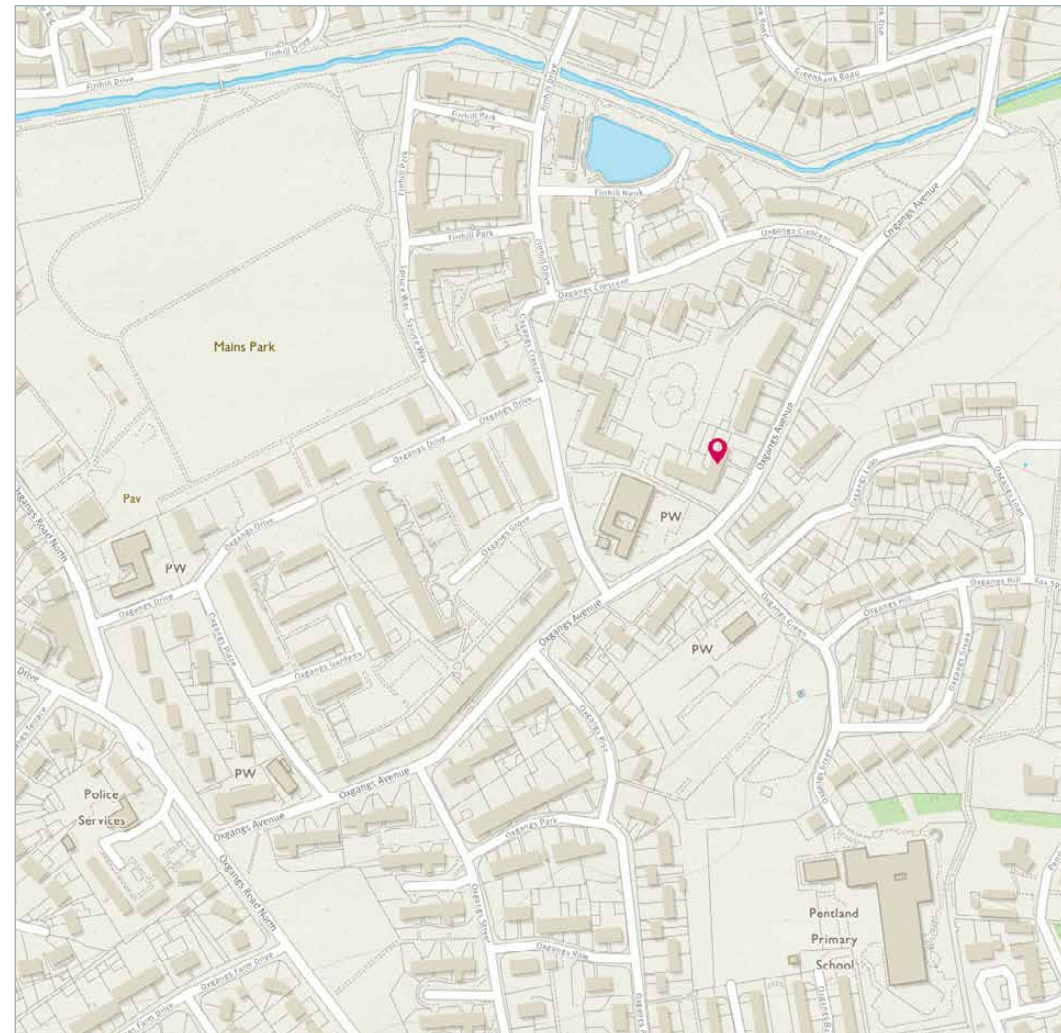
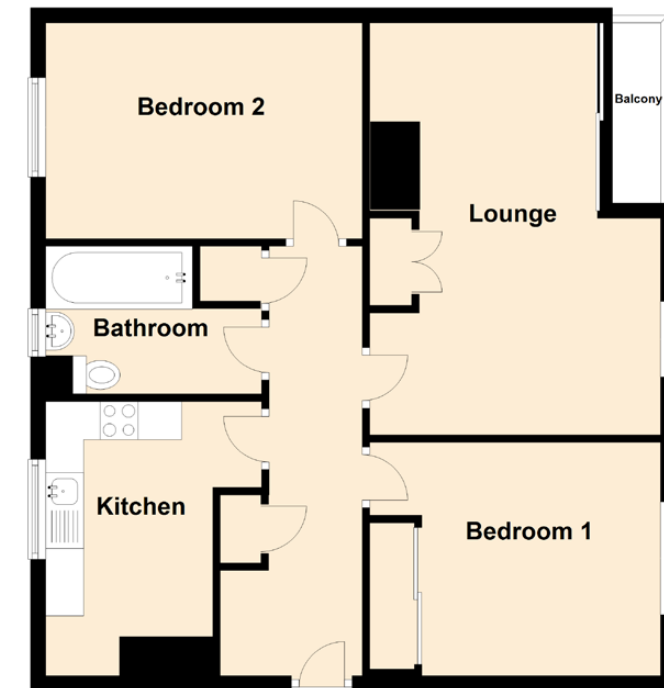


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

Approximate Dimensions
(Taken from the widest point)

Lounge	5.44m (17'10") x 3.92m (12'10")
Kitchen	3.62m (11'11") x 2.85m (9'4")
Bedroom 1	3.84m (12'7") x 3.14m (10'4")
Bedroom 2	4.18m (13'9") x 2.85m (9'4")
Bathroom	2.85m (9'4") x 1.95m (6'5")

Gross internal floor area (m²): 70m² | EPC Rating: D





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Part
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