



*Two bed maisonette in need of refurbishment  
located in an established residential area*



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McEwan Fraser is delighted to present this superb investment opportunity which is presented to the market in need of full refurbishment. The property is located in an established residential area that is popular with first-time buyers.

# THE LOUNGE



The property is a ground floor maisonette. Accommodation comprises a reception room, two double bedrooms, a bathroom and a separate kitchen. The property has gas central heating and double glazing.



# THE KITCHEN





# THE BEDROOMS





# THE BATHROOM



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# EXTERNALS









# THE LOCATION

Oxgangs 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 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 wonderful Marks and 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.



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THE SUNDAY TIMES  
THE TIMES



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