

6/4 Oxgangs Gardens

OXGANGS, EDINBURGH, EH13 9BE



Spacious One Bedroom Flat In Edinburgh's Oxgangs Area



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to present this one-bedroom top-floor flat which is in good condition.

THE LIVING ROOM



Inside, the property comprises:

- Spacious living area which is flooded by natural light given its south-facing aspect. There are various options for furniture arrangements.
- Fully equipped kitchen accessed via the bright and spacious living room. The kitchen has a gas hob, fan oven and freestanding white goods.

THE KITCHEN





- The flat has one spacious double bedroom which is generous in its proportions.
- There is a modern three-piece bathroom which has a shower over the bath and is partially tiled.

THE BATHROOM



THE BEDROOM

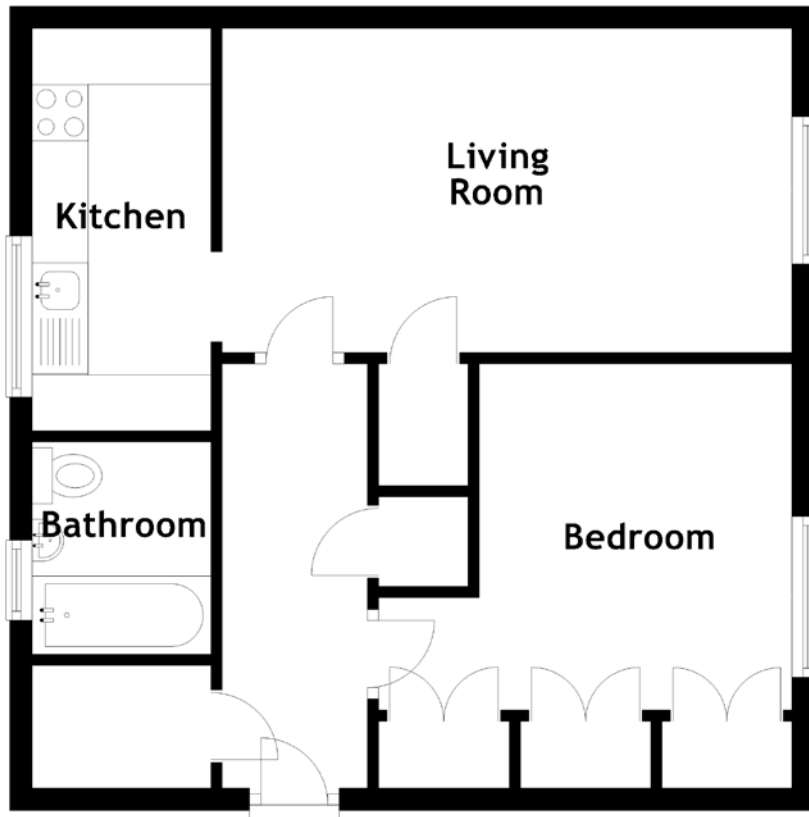


In addition, the property benefits from double glazing and central heating making for a warm home, year-round. There is also free on-street parking for visitors and communal rear gardens grounds.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room 5.10m (16'9") x 2.90m (9'6")
Kitchen 3.60m (11'10") x 1.60m (5'3")

Bedroom 3.70m (12'2") x 3.10m (10'2")
Bathroom 1.90m (6'3") x 1.60m (5'3")

Gross internal floor area (m²): 46m² | EPC Rating: D



THE LOCATION

Oxgangs is a most popular residential area, situated on the south side of the city. The area displays a wide variety of property styles. Oxgangs 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 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 & 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.

Using one of the many and frequent bus services that pass through the district, the city centre can generally be reached in a matter of 15 minutes. Edinburgh's formal entertainment facilities tend to be highly concentrated in the city centre, and here you will find a variety of theatres and cinemas, all manner of hotels, restaurants and bars, and buildings of historic and architectural interest.

Oxgangs 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.