

12/9 Dreghorn Drive

OXGANGS, EDINBURGH, EH13 9NX



*Two-bedroom flat in immaculate condition
with impressive views across Edinburgh*



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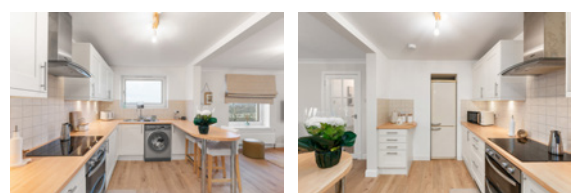


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This exceptional two-bedroom flat on Dreghorn Drive, Oxbgangs, is brought to market in true walk-in condition and boasts some of the most impressive panoramic views Edinburgh has to offer.

THE KITCHEN & LIVING ROOM



The property is entered via a welcoming entrance hallway, which leads through to the bright open-plan kitchen and living room positioned at the end of the hall. The contemporary kitchen is fitted with an electric hob, oven and dishwasher, along with a freestanding fridge/freezer and washing machine. Ample storage is provided, complemented by a breakfast bar ideal for casual dining.



The living area is flooded with natural light from large windows and sliding doors, which open directly onto a private balcony. From here, the outlook is truly outstanding, taking in Arthur's Seat, Edinburgh Castle and a range of other iconic city landmarks.





Returning through the property, there are two well-proportioned double bedrooms, both benefiting from built-in wardrobes, along with a modern three-piece bathroom suite.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

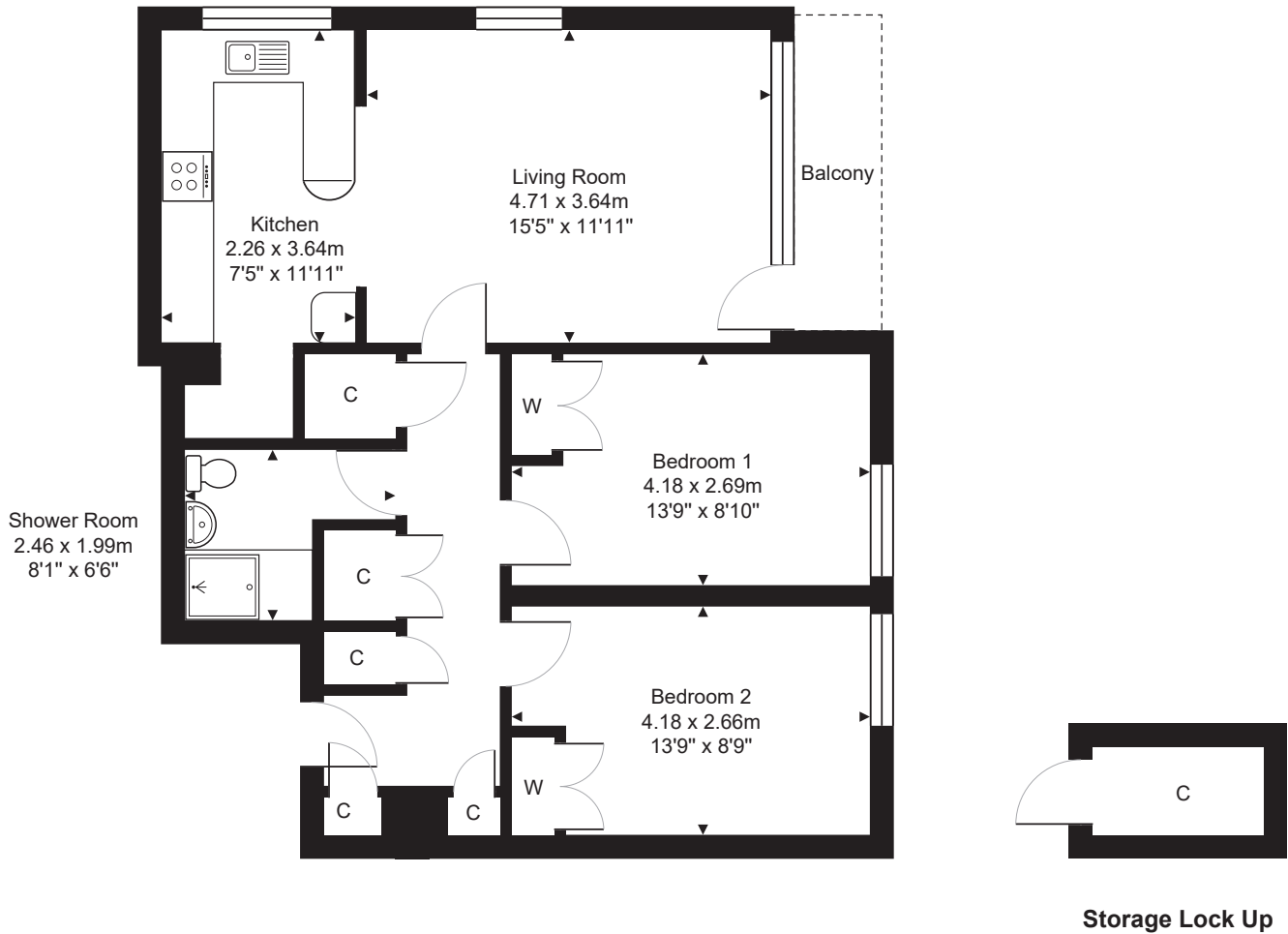


Externally, the flat enjoys access to well-maintained communal gardens and a drying green, with ample on-street parking available nearby.

EXTERNALS

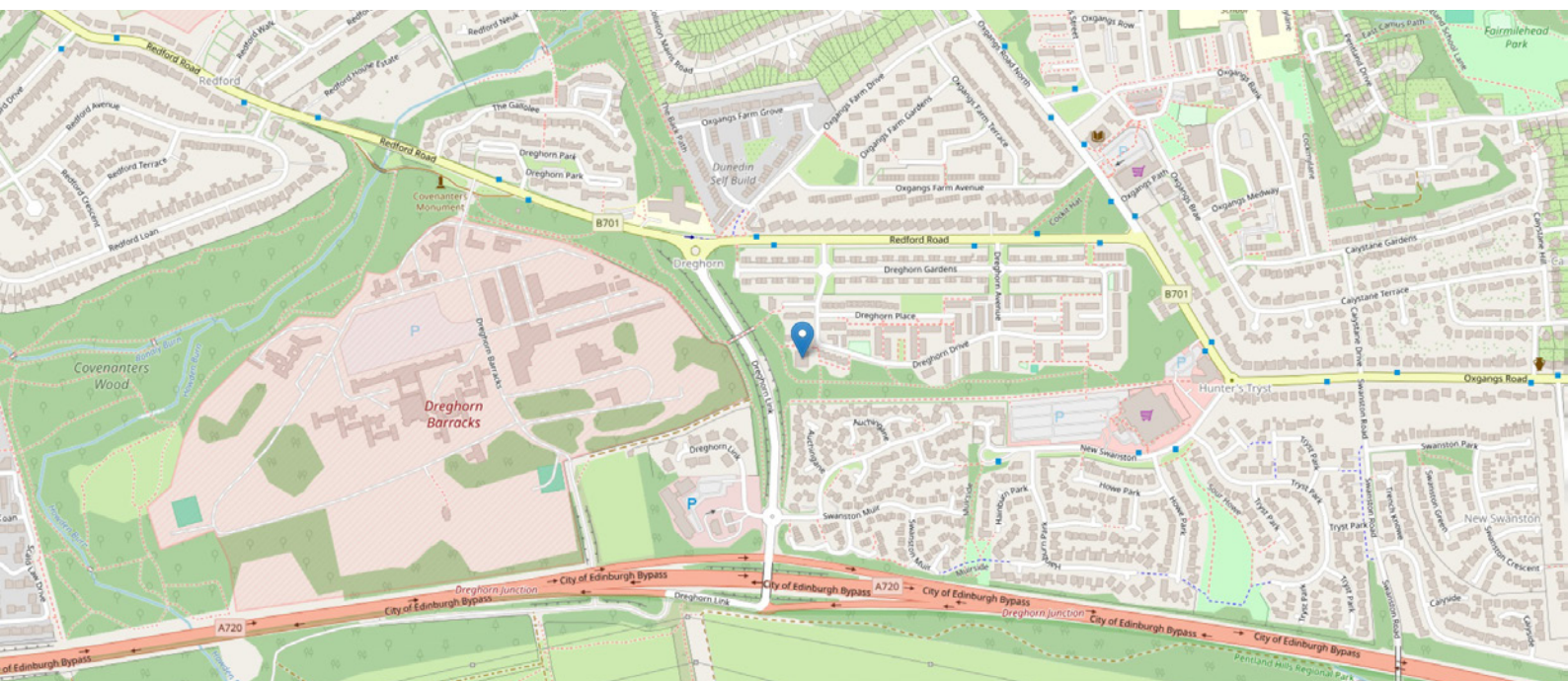


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 68m² | 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.




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