

7/5 Oxfangs Avenue

OXGANGS, EDINBURGH, EH13 9HY



Beautifully renovated two-bedroom flat with stylish finishes, superb storage and a standout custom kitchen



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McEwan Fraser Legal is delighted to present this beautifully renovated second-floor flat on Oxbgangs Avenue is presented to an exceptional standard throughout, offering a stylish and comfortable home in true move-in condition. The property benefits from modern gas central heating and double glazing, ensuring warmth and efficiency all year round.

THE HALLWAY



The spacious hallway features two generous internal storage cupboards, providing excellent everyday practicality. Additional storage is available with a shared lock-up in the communal stairwell and a private shed within the well-kept shared gardens.

THE KITCHEN



The stunning kitchen is a real standout, thoughtfully designed with a custom-built island and a quality range cooker, creating an ideal space for cooking and entertaining. All rooms within the property are impressively proportioned, offering a superb sense of space and natural light.



THE LIVING / DINING ROOM



The master bedroom features bespoke fitted wardrobes and integrated storage, maximising functionality without compromising on style. The bathroom is fitted with a fresh white three-piece suite, complete with a shower over the bath.

BEDROOM 1



BEDROOM 2



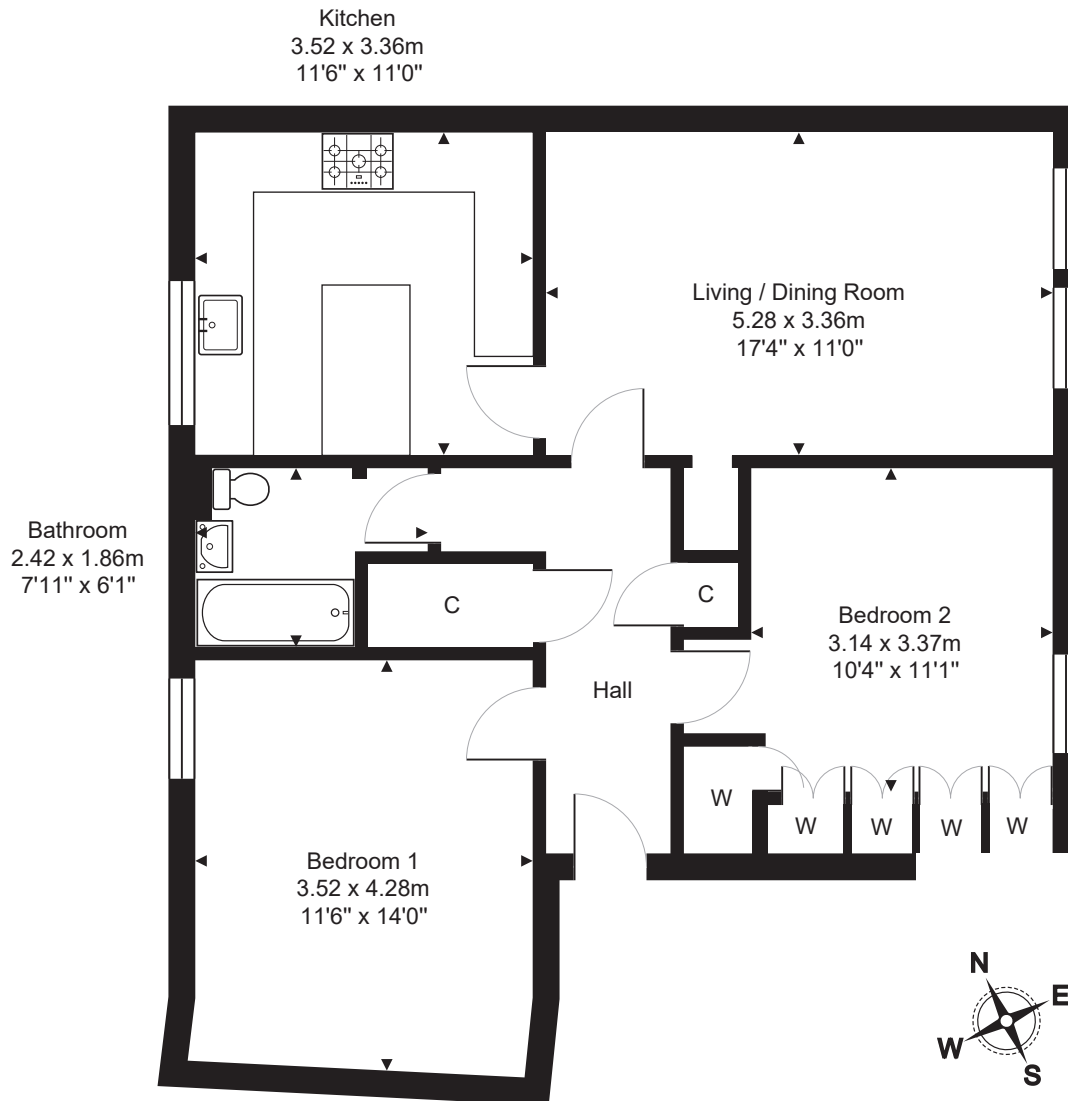
THE BATHROOM



The overall finish and attention to detail throughout reflect the high standard of renovation and ongoing maintenance. This is a fantastic opportunity to acquire a beautifully upgraded home in a popular and well-established residential location.

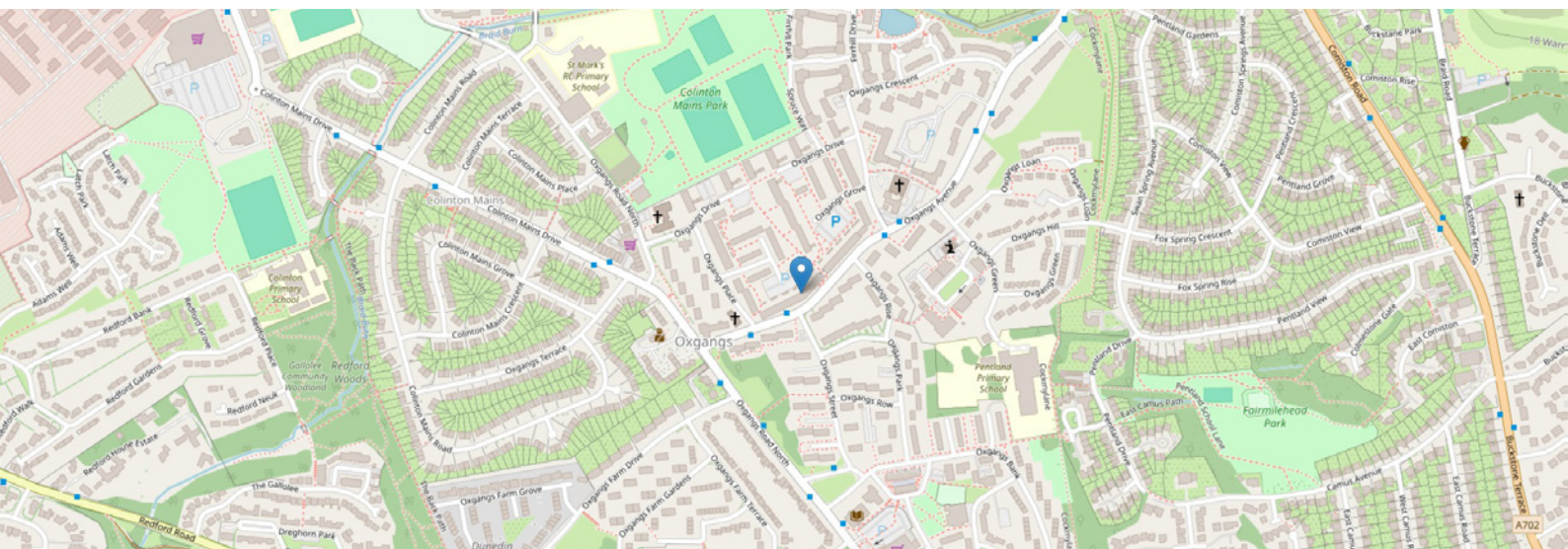


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 74.5m² | EPC Rating: C



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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