

# 4F1, 6 South Oxford Street

NEWINGTON, EDINBURGH, EH8 9QF



*HIGHLY DESIRABLE TOP FLOOR 2/3 BED  
FLAT - POTENTIAL HMO*



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An excellent opportunity has arisen to acquire this highly desirable three bedroom second floor flat, making for an ideal city centre residence or buy-to -let investment. The property previously held an HMO License which has recently expired and will need to be renewed. The flat was recently achieving £1600 PCM.

Internally this accommodation is in good decorative order and has retained many of its original period features. It consists of an entrance hallway, three double bedrooms, a bathroom and an open plan kitchen reception and a small box/TV room. If utilised as a two-bed, the largest of the bedrooms would make a fantastic living room.

The property benefits from gas central heating for extra warmth and comfort. There is a communal garden and secure entry system. On-street parking is by Resident Parking Permit or in pay and display bays.

The property is presented to the market CHAIN FREE.

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**bedroom 1**





**bedroom 2**







**bedroom 3**





**box room**



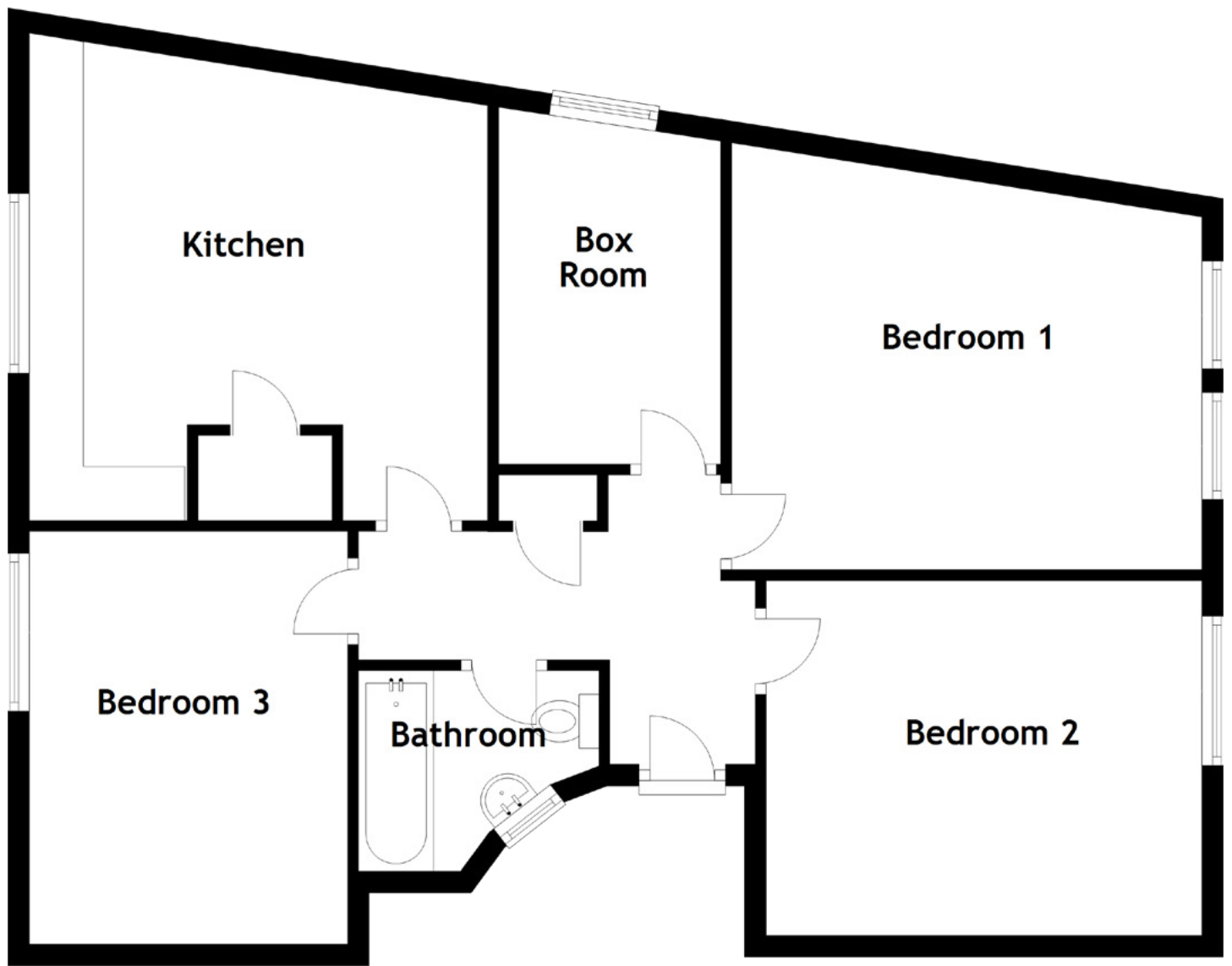




**bathroom**

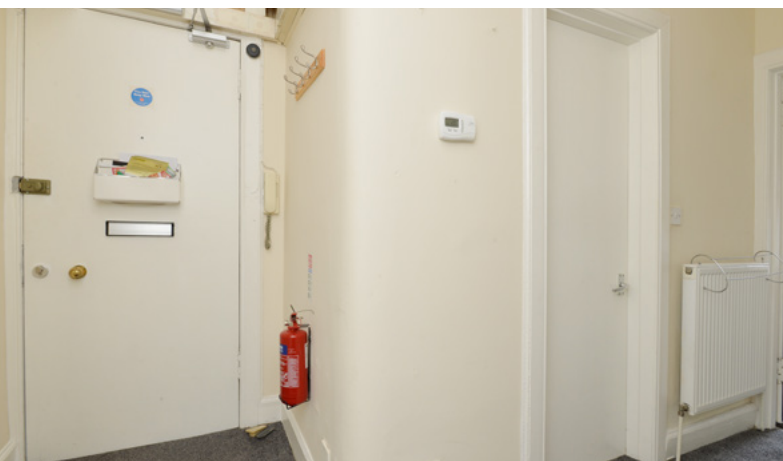






Approximate Dimensions  
(Taken from the widest point)

Kitchen	4.51m (14'10") x 4.25m (13'11")	Bathroom	2.23m (7'4") x 1.86m (6'1")
Bedroom 1	4.36m (14'4") x 3.96m (13')		
Bedroom 2	4.04m (13'3") x 3.29m (10'10")	Gross internal floor area (m <sup>2</sup> ):	72m <sup>2</sup>
Bedroom 3	3.83m (12'7") x 2.95m (9'8")	EPC Rating:	D
Box Room	3.32m (10'11") x 2.06m (6'9")		





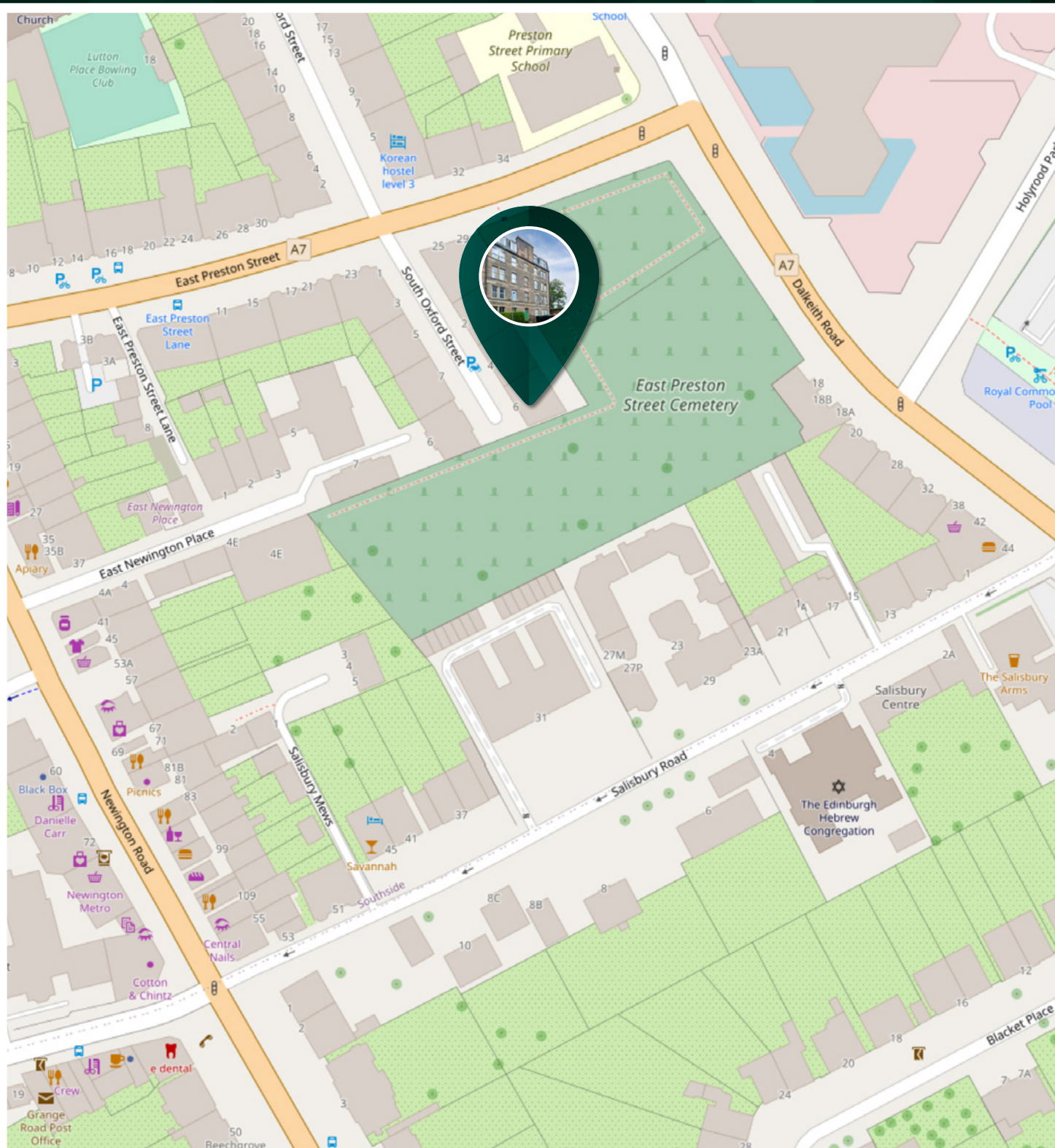


Newington is a highly sought after residential neighbourhood south of the city, served by excellent local amenities including a wide range of everyday and specialist shops, bars, restaurants and cafes. Within easy reach is Cameron Toll Shopping Centre, as well as a number of other retail shops within a short car drive or bus journey away at Straiton Retail Park. Leisure and recreational amenities are plentiful with the Royal Commonwealth Pool and the green open spaces of The Meadows, Arthur's Seat, Holyrood Park, Prestonfield and Craigmillar golf courses, the Hermitage of Braid and Blackford Hills all located nearby. The area is also well suited for access to Edinburgh Royal Infirmary and Edinburgh University. There is good road access to the city bypass with excellent connections to the central motorway network. There are also regular bus services running to and from the city centre.



## The Location





# McEwan Fraser Legal

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