



53/5, Oxgangs Avenue, Oxgangs, Edinburgh, EH13 9HU

Tastefully Presented, Two-Bedroom, Second (top) Floor Flat

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Property Description

Light and tastefully presented, two-bedroom flat, set on the second (top) floor of an established residential development, located in the popular Oxgangs area, south of Edinburgh city centre.

Comprises: an entrance hallway, open plan living and dining room, kitchen, two double bedrooms, and a bathroom.

Highlights include a light and spacious, dual-aspect open-plan public room, a modern fitted kitchen with appliances, and a stylish bathroom. The current open-plan dining room has been created from the conversion of the original third bedroom, which could easily be reinstated subject to any necessary consents.

In addition, there is gas central heating, double glazing, and good storage including an external storeroom in the communal stair. The property benefits from a bright and well maintained communal stair, a shared drying green to the rear, and residential parking in the area.

The welcoming entrance hall grants access throughout, and offers carpeted flooring, the secure entry handset, space for outerwear, a cupboard, and a built-in storage unit. With natural light from both aspects, the spacious living room has ample room for lounge furniture, while the well proportioned dining room is set apart through an open archway.

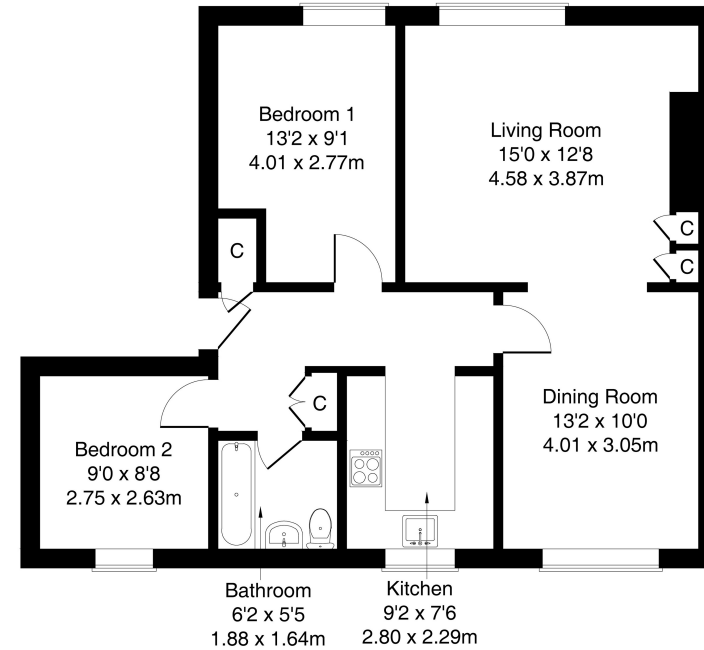
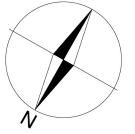
The bright kitchen includes fitted units, stone-effect worktops, a sink with drainer, and a tiled surround. Appliances include an integrated oven and gas hob with a canopy above, and a freestanding fridge/freezer and washing machine.

Bedroom one is southerly-facing and offers carpeted flooring and plenty of space for freestanding furniture, while similarly well finished bedroom two is set to the rear. Completing the accommodation, the stylish bathroom consists of a fitted suite, with a mains rainfall showerhead over the bath and tiled splash walls.



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Approximate Gross Internal Area: (743 sq ft - 69 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Oxgangs is a popular residential area, well-situated around an array of public parks and waterways including the Water of Leith, Colinton Dell, and Spylaw Park, as well as a range of golf courses and the Pentland Hills, which offer enjoyable walks and viewpoints. The area has highly-regarded schools such as Pentland Primary School, St. Mark's RC Primary School and Firrhill High School which are all within walking distance. As well as a

diverse range of amenities, including restaurants, pubs, and leisure facilities such as Craiglockhart Sports Centre and Hillend Ski Slope. Morrisons, Aldi and Tesco supermarkets are located only a short distance away, and with regular public transport available, the property is well-placed for those working in the city centre, with easy access to the city bypass, major trunk roads and motorways.





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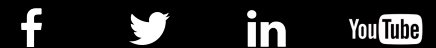
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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