



## 49/8, Oxfangs Avenue, Edinburgh, EH13 9HU

Bright and Spacious, Third-Floor (Top) Two-Bed Flat

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# Property Description

Bright and spacious, third-floor (top) two-bed flat with a balcony, private garden plot, loft and storage. Located in the popular Oxgangs area, south of Edinburgh city centre.

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

With pleasant views of the local hills, and featuring light neutral décor, gas central heating and double glazing. In addition, there is good storage, including a loft space and an allocated storage cupboard in the communal stairs.

There is also a shared drying yard together with residents' parking to the rear of the development.

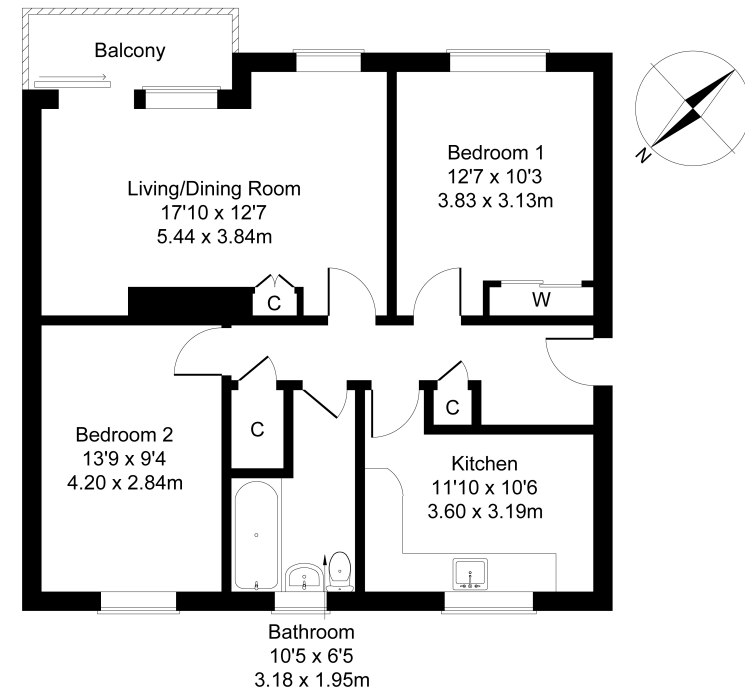
A carpeted hallway provides access throughout the home and includes two built-in store cupboards, one a deep storage room, plus a welcoming reception area at the entrance with space for cloaks. The front-facing living and dining room is generously sized, featuring carpeted flooring, a built-in storage cupboard, a shelved press, and access to the south-easterly facing balcony with open views towards the Pentland and Braid Hills. Set to the rear, the kitchen offers space for a breakfast table and is fitted with units, worktops, and a sink with a drainer.

Two well-proportioned double bedrooms are positioned on opposite sides of the flat, both with carpeted flooring, and bedroom one benefits from a built-in mirrored wardrobe. Completing the accommodation, the bathroom is fitted with a three-piece suite including a shower over the bath and a rear-facing window.



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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 lying south of Edinburgh's city centre, well-served by local amenities and excellent transport links. There are nearby shops and supermarkets for day-to-day needs, while more extensive shopping is available at Straiton Retail Park and in Morningside. The area is known for its green

spaces, including the nearby Pentland Hills and Braid Hills, offering superb opportunities for outdoor pursuits. Schooling is available from primary through to secondary levels, and regular bus services provide easy access to the city centre and surrounding areas.







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