



22a Oxbgangs Avenue, Edinburgh, , EH13 9JD

Well-Presented Two-Bedroom Ground-Floor Flat with Private Garden

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Property Description

Well-presented, two-bedroom, ground-floor flat, with private garden, forming part of an established residential development. Set 'off-street' adjacent to the tree-filled green, located in the popular Oxgangs area, south of Edinburgh city centre.

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

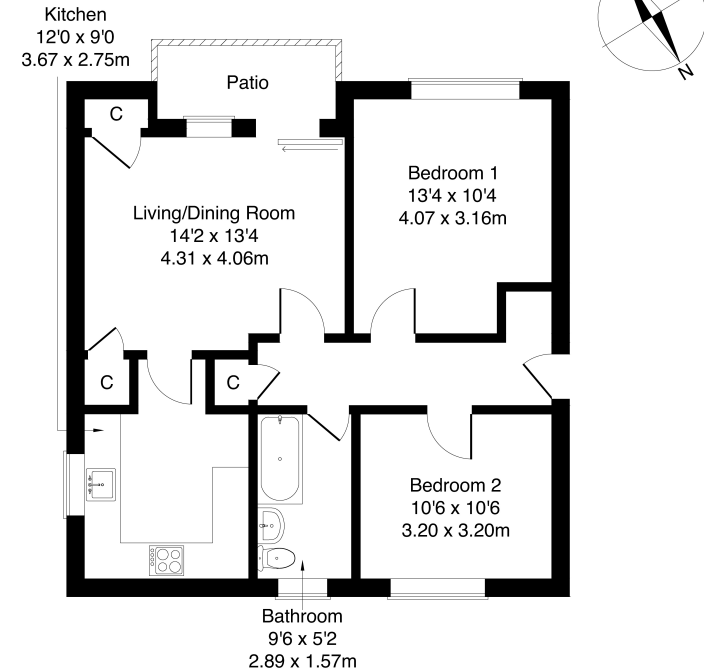
Features include a fitted modern kitchen with appliances, a bright bathroom, electric heating, and double glazing. In addition, there is contemporary flooring, good integrated storage, and a secure entry system.

The leafy, secluded garden includes direct patio access, a lawn, and a paved patio area - together with gated access to a shared drying patio.

An inviting entrance leads into the home, giving access to all rooms, with the living/dining room positioned at the rear. This bright space is finished with carpeted flooring and neutral décor throughout, offering direct access to the patio/garden area, along with two convenient storage cupboards. To the side, the kitchen is fitted with wood-effect flooring, granite-effect countertops, and a tiled splashback, incorporating a stainless steel sink with drainer, an integrated oven with electric hob and canopy, and a washing machine.

At the front of the property are two well-presented double bedrooms, both tastefully decorated with light tones and carpeted flooring, providing ample space for free-standing furniture. Completing the home is the family bathroom, a stylish three-piece suite with tiled splash walls and an electric shower over the bath.

mov⁸ REAL ESTATE 22A Oxgangs Avenue, Edinburgh EH13 9JD
Approximate Gross Internal Area: (646 sq ft - 60 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 surrounded by numerous public parks and waterways, including the Water of Leith, Colinton Dell, and Spylaw Park. The Pentland Hills nearby offer scenic walks and viewpoints, alongside a variety of golf courses. The area boasts highly-regarded schools and a diverse range of amenities such as restaurants, pubs, and leisure facilities, including Craiglockhart

Sports Centre and Hillend Ski Slope. Morrisons, Aldi, and Tesco supermarkets are located within a short distance. With regular public transport available, Oxgangs is well-placed for those working in the city centre, offering easy access to the city bypass, major trunk roads, and motorways.





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