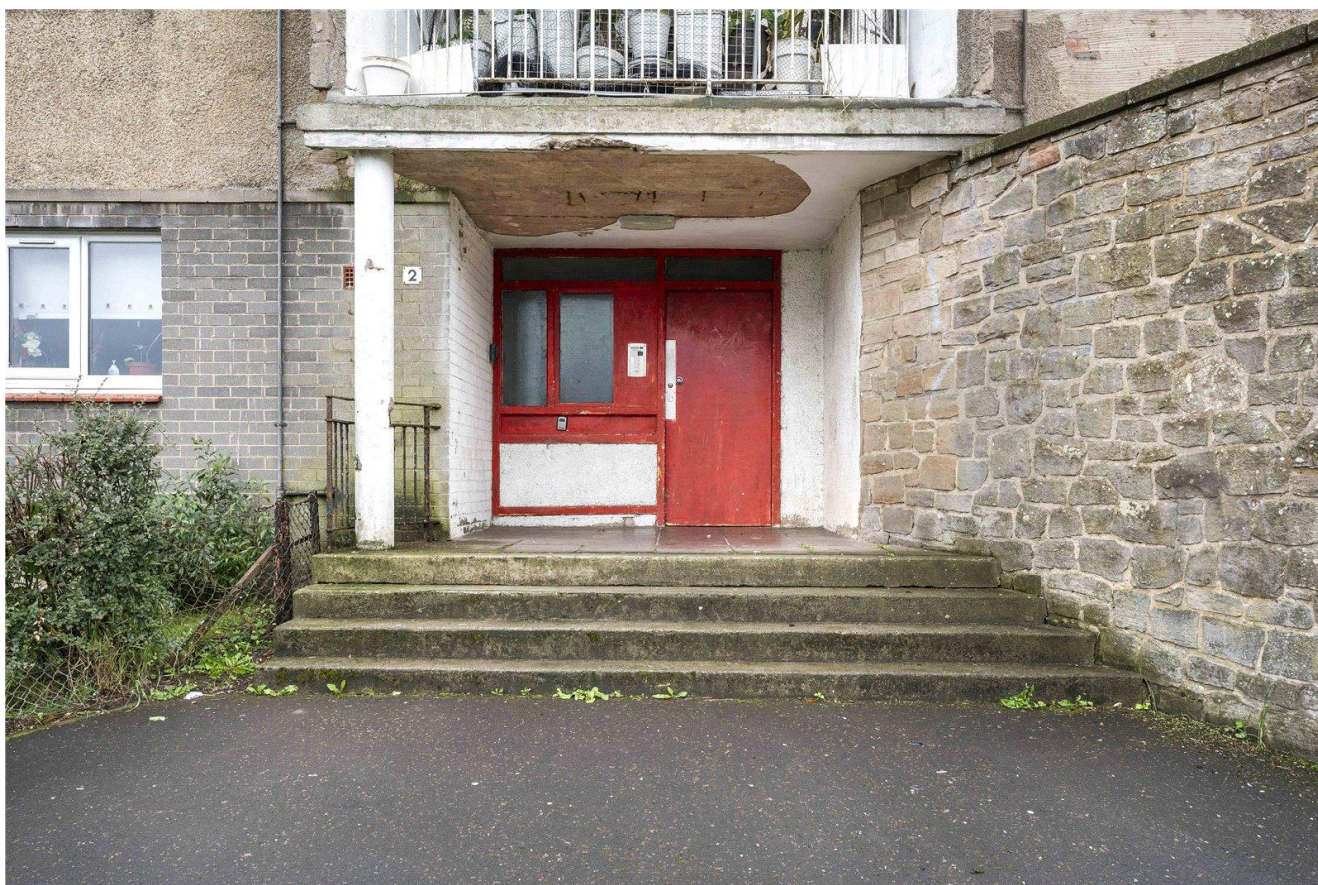




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**2/2 Oxgangs Street, Oxgangs, Edinburgh,
EH13 9JY**

This ground floor flat is positioned in the vibrant community of Oxgangs, providing an excellent opportunity for buyers looking to modernise a property to their own tastes. The layout comprises a spacious lounge, perfect for relaxation or entertaining. The kitchen, though in need of renovation, offers a functional space with the potential to be transformed. Two well-sized bedrooms provide ample accommodation, each adaptable to your needs. Completing the layout is a bathroom awaiting refurbishment.

Modern comforts include double glazing throughout and gas central heating. The property also features private front and rear gardens, offering outdoor space to develop as you wish. On-street parking is available. The flat requires modernisation, presenting a fantastic opportunity to create a bespoke living environment.

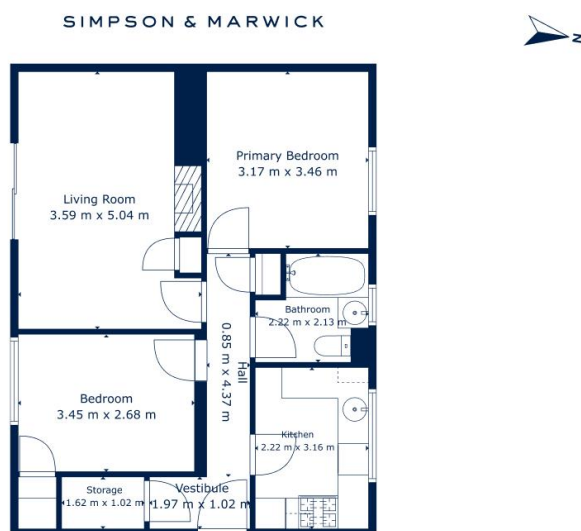
Please note that this property is being sold as seen. No guarantee or warranty will be given to the purchaser regarding the existence or condition of any services or systems in or on the property. The purchaser will require to accept the position as it exists, as no testing of any services or systems shall be allowed. No specialist reports (including structural, roof or EWS1) will be provided for the property and no moveable items will be included in the sale.

Location:

Oxgangs is a popular residential district located on the south side of Edinburgh. The area offers excellent local amenities, including shops, schools, and parks, and provides easy access to the City Centre via efficient public transport links. With the scenic Pentland Hills nearby, Oxgangs is perfect for those who enjoy outdoor pursuits while remaining close to urban conveniences.

Fixtures and Fittings:

All blinds, curtains, and light fittings are included in the sale of this property. Please note that other items may be available through separate negotiation.



For Identification purposes only.
Not to scale.

Approx. Gross Internal Area:
645.835 Sq Ft (60 Sq M)

EPC: C (70)

Council Tax - B

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& MARWICK**