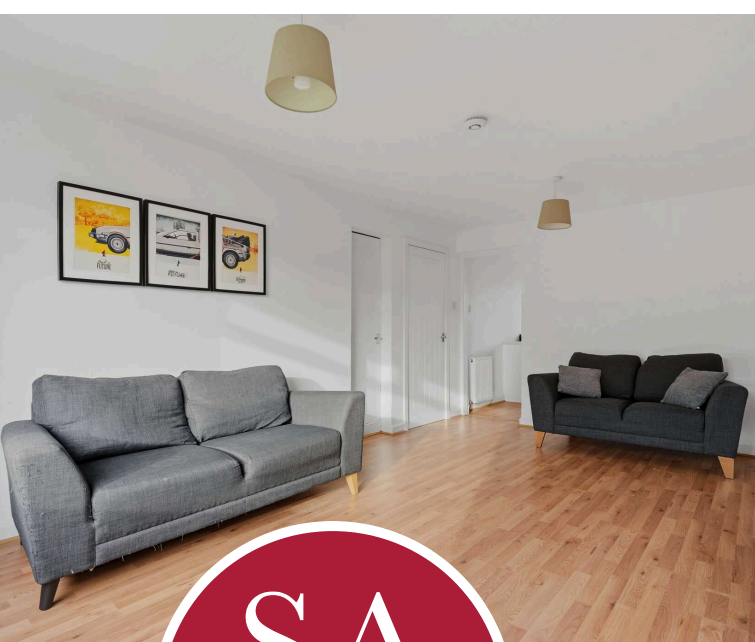




5/1 Oxgangs Crescent Edinburgh, EH13 9HQ



EPC
Rating



Council
Tax Band





Highlights

- Well-positioned in the popular area of Oxgangs
- Two spacious double bedrooms
- Double glazing and central heating throughout
- Shared garden with external storage

This well-maintained, ground-floor flat, is set within the well-connected and established residential area of Oxgangs, offering easy access to a range of local amenities, nearby shops, schools and green spaces, as well as excellent transport links, within easy reach of Edinburgh city centre.

The accommodation has been neutrally decorated throughout and comprises of a welcoming entrance hall, leading to all other rooms. A bright, front-facing living room, featuring a traditional electric fireplace at its centre. A good sized kitchen, fitted with base and wall mounted units, an integrated gas hob, washing machine, dryer and fridge freezer. Two generously proportioned double bedrooms, with the primary hosting a useful built-in cupboard and finishing the interior, is the contemporary family bathroom, consisting of a three-piece suite with a shower over the bath.

The property further benefits from double glazing and heating throughout, ensuring a comfortable living environment all year round.

Externally, the property has use of the shared garden space and unrestricted on-street parking and boasts a private outdoor storage cupboard.

While in need of some modernisation, this property provides an exciting opportunity to set the style and standard of the home to your own liking.





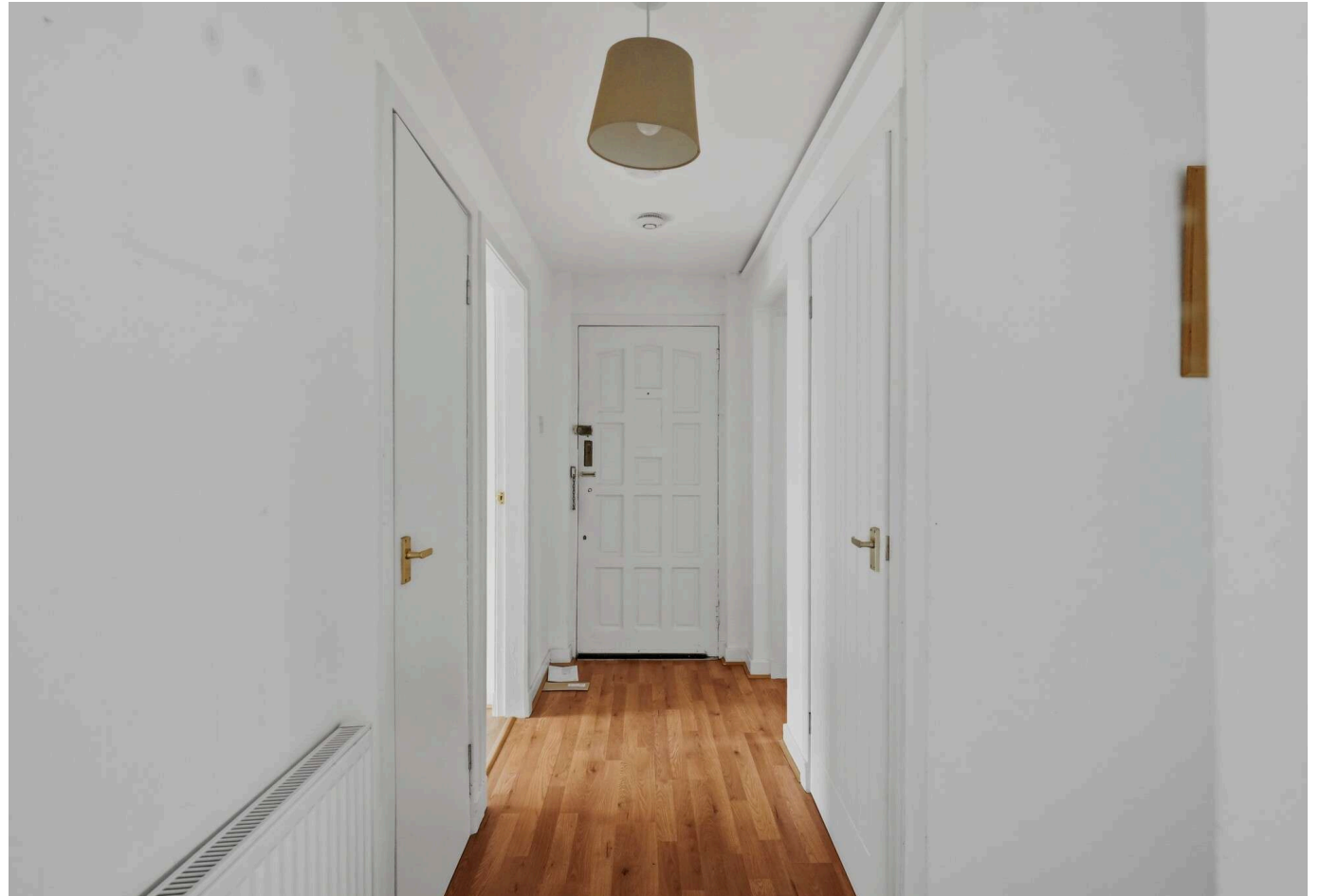
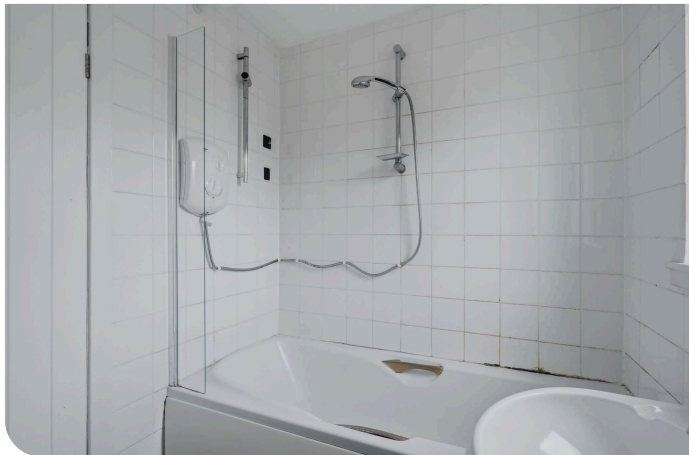
Location

The popular and established district of Oxbgangs is located to the south of Edinburgh City Centre.

A wide range of local shops and services provide for everyday needs, with a choice of supermarkets in the area, including Tesco, Aldi & Morrisons. An excellent local bus service provides swift access to the city centre and surrounding areas. While for drivers, the Edinburgh City Bypass (A720) is within easy reach, providing rapid links to the M8/M9 motorways and Edinburgh International Airport.

A choice of parks and recreational facilities can be found in the area, along with the sprawling Pentland Hills National Park, perfect for hiking, cycling, and outdoor activities.

While schooling is available from nursery to secondary level within the local catchment, making the area ideal for families.





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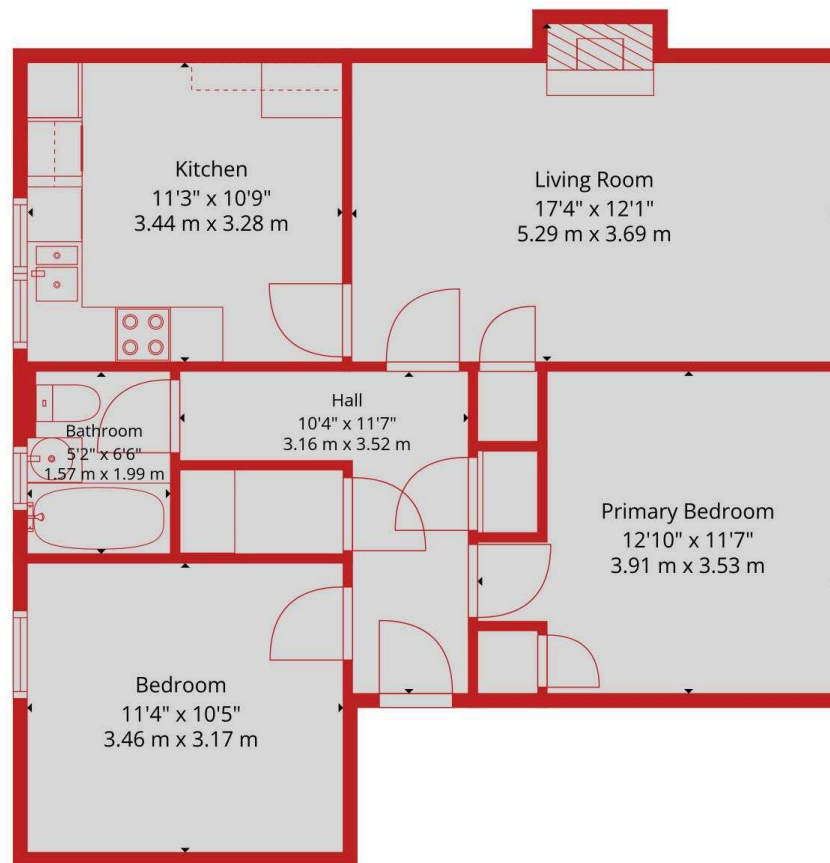
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Total: 724 sq. Ft, 67 m2

1st Floor: 724 sq. Ft, 67 m2

Excluded Areas: Fireplace: 7 sq. Ft, 1 M2, Walls: 56 sq. Ft, 5 m2

Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.



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