

mov8 REAL ESTATE
Estate Agents and Solicitors

49/5, Oxgangs Avenue, Edinburgh, EH13 9HU

A Spacious Two-Bedroom Second-Floor Flat with a Private Balcony

Up to date price and viewing info at mov8realestate.com/property

espc rightmove find your happy Zoopla

Property Description

A spacious two-bedroom second-floor flat with a private balcony, forming part of an established residential development. Situated in the popular Oxgangs area, to the south of Edinburgh city centre.

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

Requiring refurbishment, the property offers generous proportions, a flexible floorplan and open views, presenting an excellent opportunity for a purchaser to modernise to their own taste. Further benefits include a modern Worcester Bosch boiler, double glazing and superb storage provision, including two external stores, one of which benefits from a window and lighting.

Externally, there is a shared drying area to the rear, together with access to a large residents' car park.

An inviting entrance hall leads to all rooms, creating a seamless and practical living space. The living room is tastefully decorated and further benefits from large windows allowing plenty of natural light to flood the space. Its generous proportions provide ample room for a variety of furniture arrangements, with further access to a private balcony, offering additional space for relaxing or entertaining guests. The kitchen is fitted with countertops, a stainless steel sink with drainer, and further benefits from space for two additional appliances.

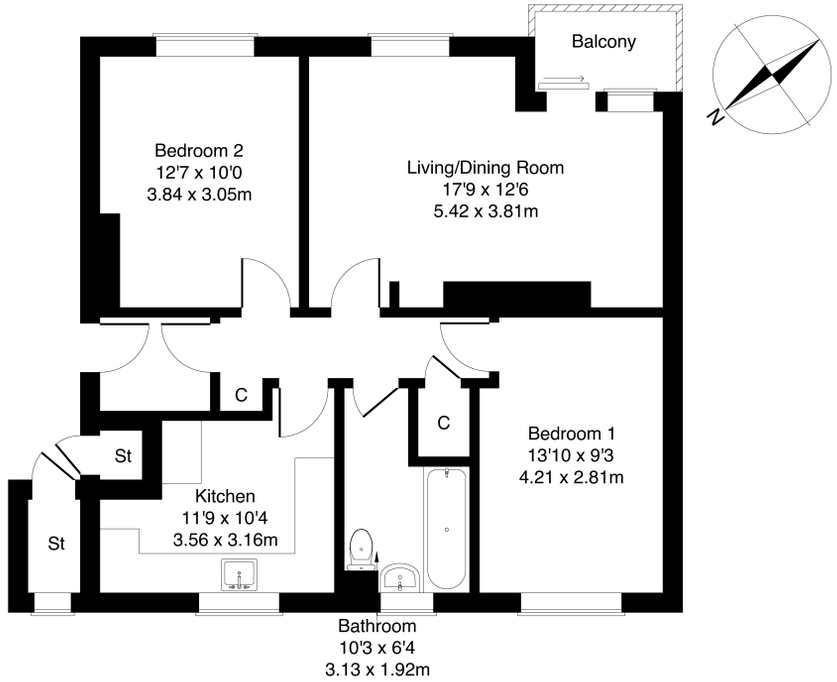
Bedrooms one and two both feature wood-effect flooring, continuing from the hallway, and offer generous proportions, with large windows allowing plenty of natural light throughout. The hallway also benefits from two useful storage cupboards, providing additional storage options. Completing the accommodation is the family bathroom, comprising a three-piece suite with a shower over the bath.

All services/appliances have not and will not be tested.

Sold as seen. No onward chain.

mov8 REAL ESTATE
Estate Agents and Solicitors

49/5 Oxgangs Avenue, Edinburgh, EH13 9HU



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.



















Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ

mov8 REAL ESTATE

Estate Agents and Solicitors

These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.