



RALPH SAYER
SOLICITORS & ESTATE AGENTS

3/3 Oxgangs Avenue

Oxgangs, Edinburgh, EH13 9JA

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Introducing a two-bedroom first-floor flat which is presented in true walk-in condition, having been refurbished to impeccable standards. This property provides bright and spacious rooms, and it also enjoys a blank canvas throughout, with fresh neutral décor and plush new carpets. It also boasts a brand-new kitchen and bathroom. Located in Oxgangs, the home has a fantastic location too, offering proximity to the Pentland Hills and Edinburgh's green belt, whilst still being within easy reach of the city centre. Unsurprisingly, it will be popular with a wide demographic and will certainly be in high demand.

Extras: all fitted floor coverings, light fittings, integrated oven, electric hob, and concealed extractor, and a freestanding fridge/freezer to be included in the sale.

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.

Property Summary

- Refurbished first-floor flat
- Part of an established development
- Situated in popular Oxgangs
- Attractive neutral interiors throughout
- Entrance hall with two cupboards
- Southeast-facing living/dining room
- Brand-new, on-trend fitted kitchen
- Two bright and airy double bedrooms
- Brand-new bathroom with overhead shower
- Private external store cupboard
- Well-maintained communal garden
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £155,000







Southeast-facing living/
dining room and a
brand-new, on-trend
fitted kitchen







Two bright and airy double bedrooms and a brand-new bathroom with overhead shower





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dream property!



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property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

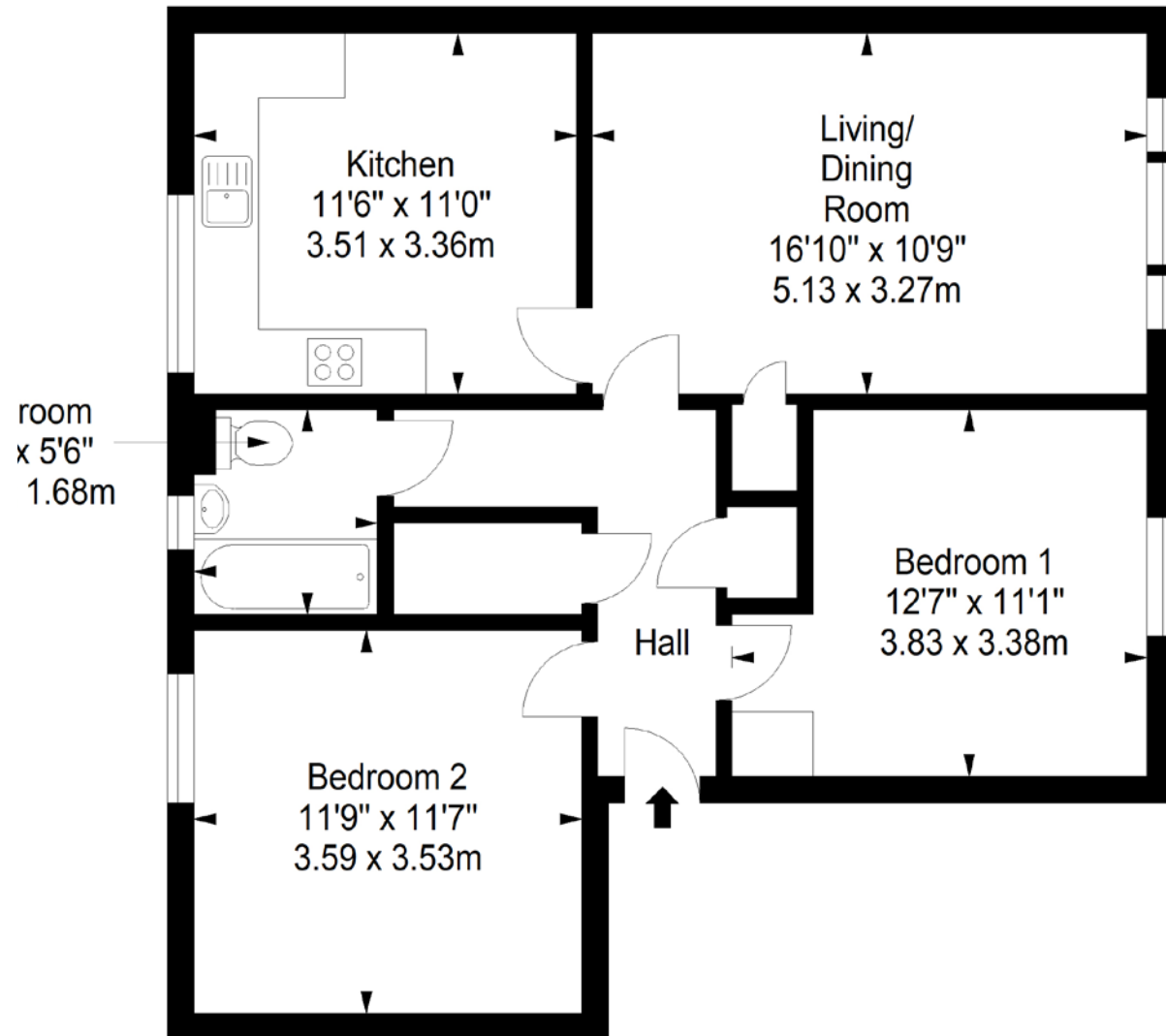
 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

First Floor
Approx. 70.0 sq. metres (753.5 sq. feet)



Total area: approx. 70.0 sq. metres (753.5 sq. feet)