



RALPH SAYER
SOLICITORS & ESTATE AGENTS

1/6 Oxgangs Bank

Oxgangs, Edinburgh, EH13 9LG

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This two-bedroom flat has been recently redecorated with new double glazing installed throughout and is presented in move-in condition, with easily adaptable neutral décor and modern fittings. It lies on the second/top floor of an established development with a bright, south-facing position, plus access to a shared garden and unrestricted on-street parking. There is also a private front garden area (at the corner of Oxgangs Bank and Oxgangs Park). Appealing to first-time buyers, professionals, and investors, the property offers a quiet suburban address four miles southwest of the city centre and conveniently close to the bypass for travel further afield.

Extras: To include all fitted carpets and fitted floor coverings and all white goods. The property will be sold as seen.

Property Summary

- Established suburban development
- Second/top-floor flat with neutral décor
- Communal stairwell with secure entry
- Entrance hall with storage
- South-facing reception room connected to:
- Bright modern kitchen
- Two airy double bedrooms
- Bright bathroom with shower-over-bath
- Communal rear gardens & private store cupboard at ground level
- Private area of garden to the front
- Unrestricted on-street parking
- Gas central heating and newly installed double-glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £145,000







Second/top-floor flat with
neutral décor, a
bright modern kitchen and
two airy double bedrooms







Bright bathroom with
shower-over-bath,
communal and
private gardens with
unrestricted on-street
parking





Let us help you find your next
dream property!



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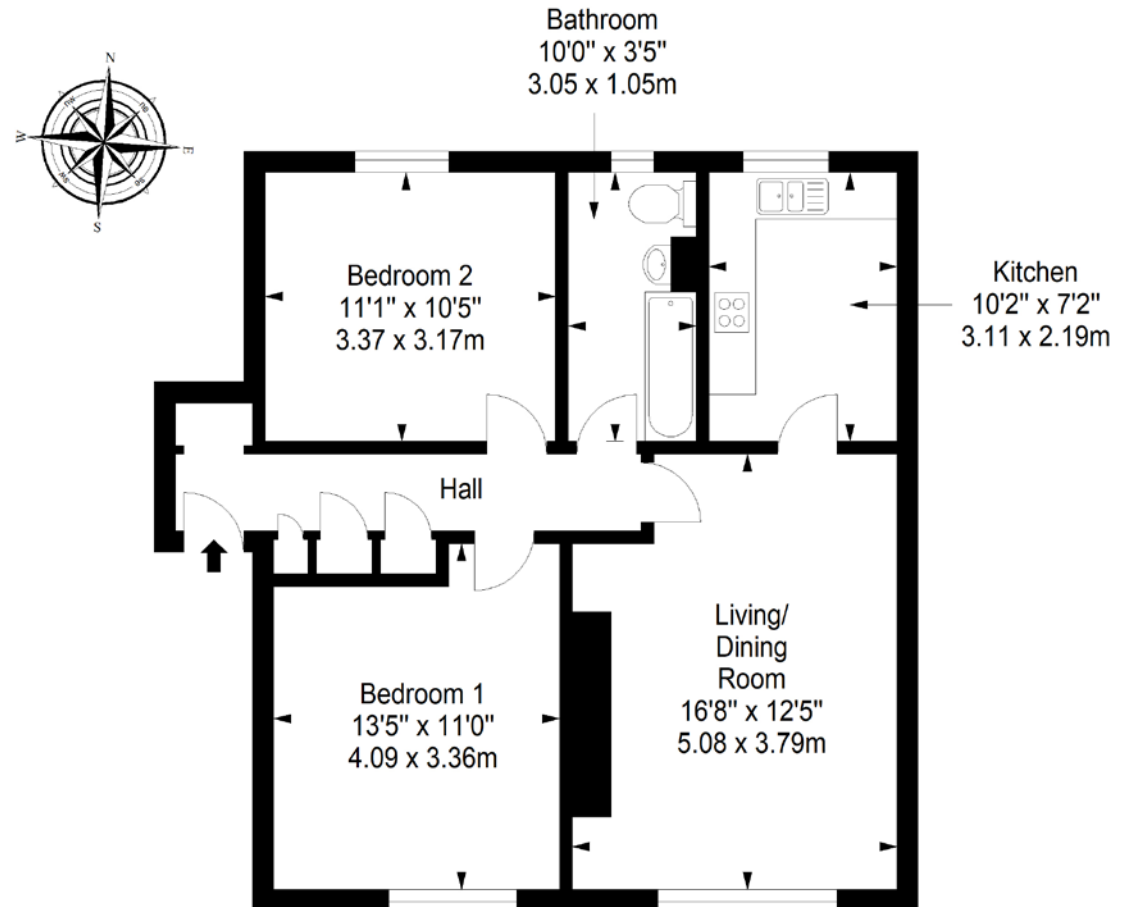
 **CHARTERED FIRM**

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.

Second Floor
Approx. 63.3 sq. metres (681.4 sq. feet)



Total area: approx. 63.3 sq. metres (681.4 sq. feet)