



Offers Over £119,000

Postcode: EH13 9LG

Bedrooms: 3

Council Tax: Band B

First time buyers, savvy investors...look no further...

Look no further than this spacious first floor flat, providing generous and flexible accommodation, within easy reach of the city centre, but also conveniently situated for those working either at the Royal Infirmary, any of the business parks off the Bypass or studying at Napier University.

The three bedrooms mean that there is future proofing against additions to the family and allow for more than one flatmate (subject to any necessary licences being obtained). The lounge has plenty of space for a dining table and chairs as well as soft furnishings and with the kitchen lying off it, it's easy to get the chef's work on to that table. The bathroom has a three-piece suite with an electric shower over the bath.

There is more than ample storage space within the flat itself, but there is also a cupboard at ground floor level. Outside, the flat has its own area of garden ground and there is also a shared drying green.

A convenience store is close by, but there is also an Aldi only a short walk away and larger supermarkets are only a few minutes in the car. The flat is also near to the Oxfangs post office and library. The Pentland Community Centre is within walking distance, while for those wanting to get into town for entertainment, there are great bus links (including a night bus). There is also a Skylink bus service to the airport.

For outdoor activities, the Midlothian Snowsports Centre at Hillend is only a short drive away and for those who hope that their drives are just the right length, there are a number of golf courses within easy reach. The Pentland Hills can also be easily reached by car and the Bypass gives access to East Lothian and its beaches (and hills and golf courses), as well as the central belt, whether for work or leisure purposes.

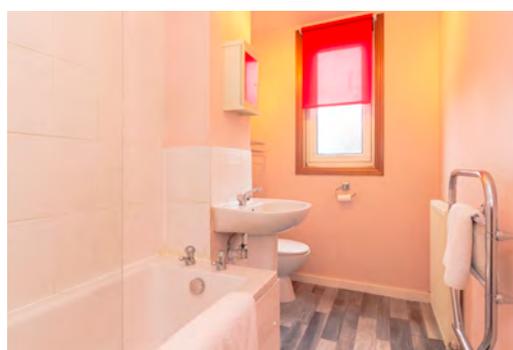
The property is easy to maintain and the gas central heating and double glazing keep it warm and cosy. The windows are set in attractive wooden surrounds and help make the property naturally bright.



1/3 Oxgangs Bank, Edinburgh

Accommodation

- **Hall:** The entrance door has a frosted glass insert and a transom light, and borrowed light comes from the rooms off. There is an entryphone handset for added security. There are no less than four cupboards, providing excellent and varied storage.
- **Lounge:** The large window overlooking the lawns to the front of the building provides excellent natural light. The room's size means that not only is it a very comfortable sitting area but it can also accommodate a dining table and chairs. Two cupboards, one above the other, provide handy storage. An alcove is the perfect location for the TV.
- **Kitchen:** A retracting door means that any Ramsay-esque language from the resident chef needn't disturb those awaiting the results of the culinary hard work and keeps the aromas where they belong. A full range of Shaker-style wall and floor units provides excellent worktop and storage space (with ten cupboards!). The work surfaces and splashbacks have matching patterned laminated finishes. The slimline slide-in four burner hob, grill and oven; the fridge; and the freezer are all included. The twin window keeps things bright in the day, while there are three ceiling lights for evenings.
- **Bedroom 1:** A substantial main sleeping apartment, with plenty of space for freestanding furniture. During the day, the front-facing triple window keeps it particularly bright and provides a pleasant view. There are three-way ceiling-mounted spotlights. The walls have patterned paper coverings and there is a textured finish to the ceiling.
- **Bedroom 2:** Another good-sized double room, ideal for guests, short or longer term, or somewhere for an older child. The walls again have patterned paper coverings. A twin formation window looks over and down into the garden areas and the drying green.
- **Bedroom 3:** This is a very generous single that would be perfect as a nursery or a study or home office. Another twin window shares the view of the garden areas and drying green. A walk-in cupboard has a rail for hanging clothes and a low-level shelf.
- **Bathroom:** The three-piece suite comprises a bath with Mira Sport shower over and Perspex shower screen, a pedestal wash-hand basin with mixer tap and a close-couple WC. There is subtly patterned tiling over the bath and the vinyl floor covering also has a pattern to it. A single frosted glass window again provides good natural light and there is also a three-way centre light fitting. A radiator and heated towel rail mean that getting out of the shower of a winter morning may not be too much of a shock to the system.
- **Garden:** The property benefits from its private garden and there is also a shared drying green.



Features

There is gas-fired central heating. The property is fully double-glazed. Shared parking is available.

Note: The power supply for the entryphone runs from the flat and the cost is included in the owner's bills. The other owners make a donation to the cost. For the last year, they paid £5 each. Most of the furniture, but not the white wardrobes in the second bedroom, can be purchased by separate negotiation.

Viewing

Viewing is by appointment with the selling agents. A virtual tour is available online.

