



**18 (2f3) Oxford Street
Newington
Edinburgh**



Fixed Price - £182,000

Bright and spacious second floor flat in excellent order and situated in good residential area close to local amenities. Viewing highly recommended. Accommodation comprises entrance hall, lounge, two double bedrooms, breakfasting kitchen (appliances) and bathroom with shower. Gas central heating and double glazed. All carpets and curtains are included. Entry phone system. Good storage. Extras available.

Viewing: By appointment telephone 07976 371 075 or 0131 313 0812

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Description

The property comprises a bright and spacious second floor flat forming part of a traditional tenement block and situated in a good residential area close to local amenities with easy access to the city centre. The accommodation comprises entrance hallway, large lounge with feature fireplace, two good sized double bedrooms, well fitted breakfasting kitchen with appliances and family bathroom with shower. There is full gas central heating and double glazing. All carpets and curtains are included and other items of furniture are available by separate negotiation. There is an entry phone system and good storage throughout the flat. The property would make an ideal purchase as a family home and would also be an attractive letting proposition. In summary for quality of accommodation and quiet yet central location with easy access to the city centre early viewing of this property is highly recommended.

Location

Newington is one of Edinburgh's most popular residential districts and is located on the south side of the city approximately 2 miles from the city centre. There is a wide range of shopping facilities close at hand as well as a range of Building Society, banking and post office services. There are a number of specialised shops as well as a good choice of restaurants and bars. The nearby Cameron Toll Shopping Centre includes many high street outlets and further amenities can be found within the city centre. The University of Edinburgh Kings Buildings Campus is conveniently located with good schooling within both the public and private sectors. The New Edinburgh Royal Infirmary is nearby and sports facilities in the area include the university gym, several golf courses and the open spaces of the Meadows and Queens Park. The area is also very well served by public transport with frequent bus services to and from the city and surrounding districts.

Accommodation

Entrance Hall

Good sized entrance hall giving access to all rooms in the flat. Shallow shelved cupboard. Laminated flooring. Panel radiator. Telephone point. Useful pulley.

Lounge



Approximately 14'8" x 11'7" and situated to the front of the property. A spacious room with original marble fireplace and decorative cornice and ceiling rose. Shallow shelved cupboard. Fitted carpet. Panel radiator.

Bedroom One



Approximately 14'3" x 11'7" and situated to the rear of the property. A spacious room with fitted wardrobe unit. Panel radiator and fitted carpet.

Bedroom Two



Approximately 10'8" x 16'4" and situated to the rear. A generous second bedroom with timber fireplace. Panel radiator and fitted carpet.

Kitchen

Approximately 11'10" x 7'6" including depth of units. Fitted with a range of wall and base units with contrasting work tops and inset one and a half bowl stainless steel sink unit with mixer tap. Electric hob and oven and extractor hood. Servis automatic washing machine and Indesit fridge freezer. Ceramic tiled floor. Tiled splash back. Extractor fan. Immersion heater switch.

Bathroom

Approximately 6'4" by 6'6" and comprising white three piece suite with Triton instant electric shower above bath. Fully tiled walls and ceramic tiled floor. Shower screen. Medicine cabinet. Extractor fan.



The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.

All measurements are approximate.