



Offers Over £125,000

Postcode: EH13 9HZ

Bedrooms: 2

Council Tax: Band B

A great opportunity to start your property journey

Why not start climbing the property ladder with this lovely, two-bedroom, ground-floor flat in the southern Edinburgh area of Oxgangs? It's the ideal starter home for a single person or young couple, perhaps with a child, in an area where many people take that all important first step on the property ladder. The area itself is well-established, with landscaped grounds in the vicinity and there are larger public parks nearby at Fairmilehead and Colinton Mains.

Transport links are excellent, with plenty of buses available to take you across the rest of Edinburgh, connecting to the railway for when you're heading further afield. There is also plenty of parking available for car owners, with easy access to the City of Edinburgh Bypass for those longer journeys. The flat is ideally located for everyday needs, with the nearby ALDI being conveniently situated alongside local shops, takeaways and a public library; and Tesco's Colinton Superstore is only a short distance away.

The flat has recently been beautifully redecorated to a very high standard and its new owners will find a very warm welcome. Double-glazing and gas central heating with a combi boiler ensure that it's conveniently cosy in those colder periods. The laminate flooring throughout is pleasant, homely and low-maintenance. The bright and modern fitted dining kitchen comes with appliances, including a separate washing machine and tumble dryer. There's also plenty of storage for keeping clutter to a minimum. This flat isn't a project – everything is ready for you to start your life in your own home!

Viewing

Virtual viewing is available online. Viewing in person is by appointment. Please contact us on 0131 510 8740 or email info@mattac.legal and we will make suitable arrangements.



Accommodation

- **Hallway:** A welcoming entrance to the property, the L-shaped hallway enters from the shared communal stairwell and features oak effect laminate flooring. It is beautifully and brightly decorated in a subtle, light, two-tone finish. The dado rail provides a decorative touch and there are two built-in storage cupboards.
- **Lounge:** A lovely, homely room, the lounge again features the convenience of laminate flooring in a cheerful, warm pine finish. Freshly decorated in a contemporary colour palette with contrasting shades of sand and chocolate, it's the perfect space to escape from the world after a hard day. A useful recessed alcove with feature lighting sits behind a decorative arch.
- **Dining Kitchen:** Located off the lounge, the dining kitchen is a modern and pleasant space in which to cook and eat. The mahogany-effect laminate flooring and worktops complement the bright, freshly-painted walls and the alabaster-coloured doors on the units. The glossy, onyx-coloured porcelain tiles on the splashback are offset with bold, white grouting that creates a striking visual statement. It's the perfect room in which to prepare or eat food. The fitted oven and hob are included in the sale, as are the freestanding washing machine, tumble dryer and fridge-freezer.
- **Bedroom 1:** The larger of the two double bedrooms is, again, freshly decorated in a contemporary palette. The contrasting shades of sand and chocolate are separated by the white dado rail making for a most pleasant sleeping space and the bright, warm pine effect, laminate flooring creates a feeling of homeliness. There's a useful built-in cupboard and space for a huge stand-alone wardrobe.
- **Bedroom 2:** The second double bedroom is only fractionally smaller than the first. Situated to the rear of the building, it's a quiet and relaxing room that's beautifully decorated in complementary shades of silver and cloud, which beautifully complement the oak effect laminate flooring. There's space for a double bed, dressing table, bedside cabinet and a wardrobe, while still leaving room for a desk and chair.
- **Bathroom:** The fully-tiled bathroom features a modern, white, three piece bathroom suite, with a useful contemporary mixer tap on the sink unit. Light apricot tiles with a feature border are pleasingly bright.
- **External space:** The property benefits from a shared garden and a brick-built, outside storage cupboard, which ideal for storing bikes, garden equipment, or just those things that you don't want to keep indoors.



Features

The property benefits from a shared car parking area. Additionally, the property also has full gas central heating, powered by a convenient combi boiler, and uPVC double glazing.

Included In The Sale

All floor coverings, blinds, kitchen appliances and light fittings are included with the sale.

Energy Performance Certificate

The property is rated D for energy efficiency and D for environmental impact.

