

32 (1F2) OXFORD STREET
NEWINGTON, EDINBURGH, EH8 9PL

CURRAN & CO
PROPERTY



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FIXED PRICE £280,000



'Tucked away on a quiet residential street, the property enjoys an enviable location with excellent local amenities close at hand'

- Historic Tenement Building on Quiet Residential
- Bright & Spacious 1st Floor Flat
- Welcoming Entrance Hall with WC Off
- Spacious Living / Dining Room
- Modern Well-Equipped Kitchen with Integrated
- Contemporary Shower Room
- Shared Rear Garden & Zoned Permit Parking
- Excellent Local Amenities & Transport Links



Description

32 (1F2) Oxford Street is a bright and exceptionally spacious two-bedroom first-floor flat, forming part of a charming historic tenement in the highly sought-after Newington area. Tucked away on a quiet residential street, the property enjoys an enviable location with excellent local amenities close at hand and the city centre easily accessible.

Entered via a well-maintained communal stair and secure door entry system, the accommodation comprises: welcoming entrance hall with WC off; wonderfully spacious living room with a fireplace, shelved press, and ample room for a dining table and chairs; a stylish, modern kitchen fitted with base and wall-mounted units and quality integrated

appliances including an electric oven, ceramic hob, extractor hood, fridge/freezer, dishwasher, and washing machine; two generously sized double bedrooms, both filled with natural light; and a contemporary shower room with a walk-in glass enclosure, sleek vanity unit with storage, and wall-mounted LED mirror.

Further highlights include gas central heating, double glazing, and stripped original wood flooring throughout the hallway, living room and bedrooms.

Externally, residents benefit from zoned permit parking to the front and surrounding streets, as well as a delightful southwest-facing shared rear garden, laid to lawn with mature borders

and clothes drying lines.

Extras

Extras to be included are all curtains and blinds, and integrated kitchen appliances.

EPC Rating

The energy efficiency rating of this property is band C.

Council Tax

This property is subject to council tax band C.

Viewing

Viewing is by appointment only. Please contact our office to arrange a suitable time.







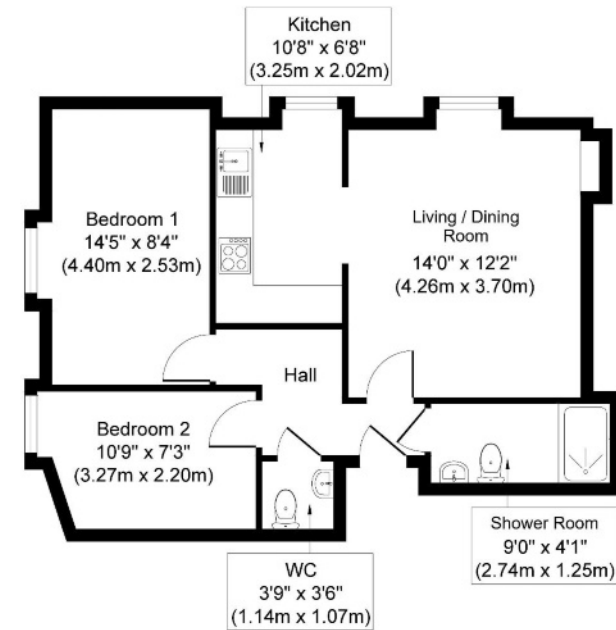
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Approximate Floor Area
614 sq. ft
(57.00 sq. m)

Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.