

1/1 Whitson Grove, Balgreen Edinburgh, EH11 3DT

OFFERS OVER £160,000



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- 2 bed ground floor flat with private garden
- Bright living room
- Modern fitted kitchen
- 2 double bedrooms and wet room
- Gas central heating and double glazing
- Unrestricted street parking
- EPC C

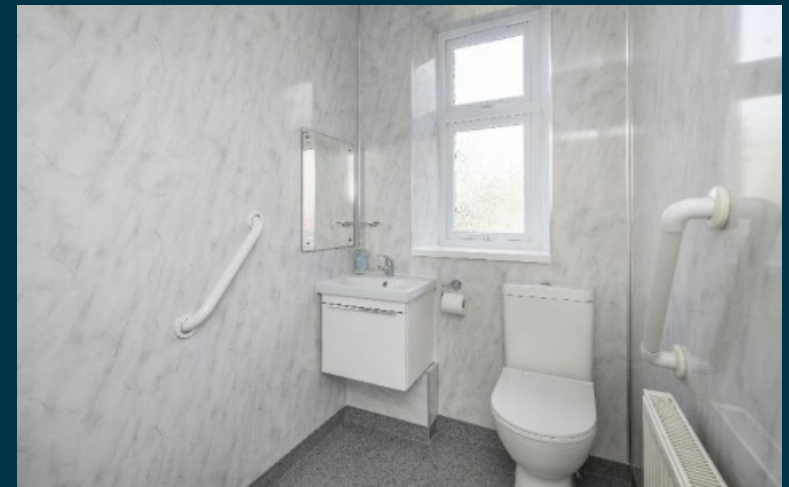
Description

This well-proportioned ground floor flat offers a fantastic opportunity for buyers looking to personalise. The accommodation comprises two spacious bedrooms, a bright lounge, a fitted kitchen, and a wet room for accessible living.

While the property would benefit from some modernisation, it provides a solid foundation with great potential for improvement.

Externally, the flat enjoys a private garden—ideal for relaxing or outdoor entertaining—as well as on-street parking for convenience.

Situated in an established residential area with good transport links and local amenities nearby, this is an ideal option for first-time buyers, downsizers, or investors alike.





Central Heating and Double Glazing

Gas central heating is complemented by double glazing.

Garden and Parking

The property benefits from its own private garden and on street parking.

Location

Balgreen is a popular suburb of Edinburgh, located approximately two miles west of Edinburgh's city centre bounded to the north by Corstorphine Hill. This quiet street forms part of a mature development situated between Saughton Park and Carrick Knowe Golf course. The desirable Balgreen area of Edinburgh West is an ideal hub for commuters with frequent tram/bus services and a choice of artery roads to the City By-pass and motorways. Small local stores, a medical centre and the large Sainsbury's supermarket with sports centre above are all only a few minutes' walk away. It is also worth noting its close proximity to the Gyle Shopping Centre and Edinburgh Business Park.

Home Report

The property has been valued by a chartered surveyor at £165,000 and the Home Report is available via the ESPC website.

EPC and Council Tax Band

The property has a C-rated Energy Performance certificate and lies in Council Tax Band A.

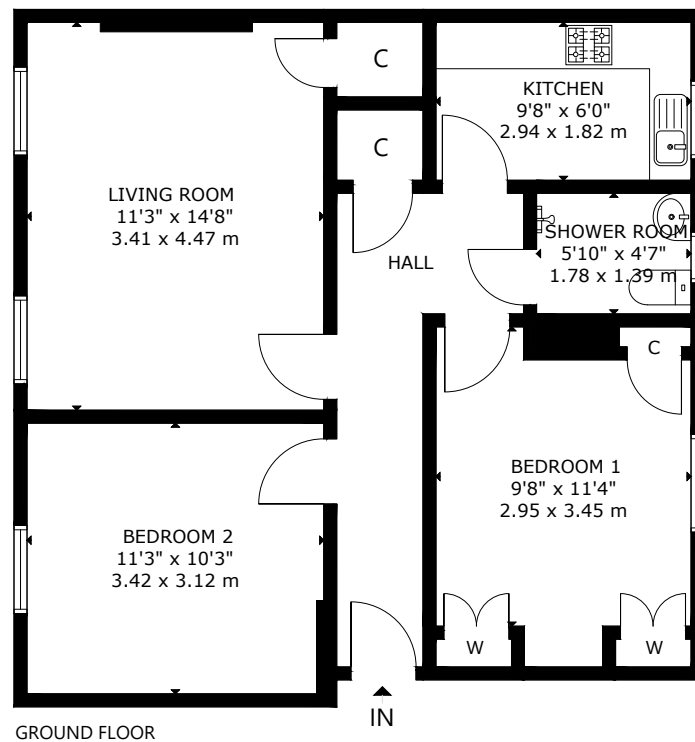
Viewing

To view telephone Agent on 0131 229 3399

Extras

The carpets, washing machine and oven are included in the sale price.





1/1 WHITSON GROVE, EDINBURGH, EH11 3DT
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 624 SQ FT / 58 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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