



117/6 Whitson Road
Balgreen
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Property Summary

Beautifully presented with contemporary interiors and inspired, tasteful décor, this second/top-floor flat is situated in Balgreen and offers two bedrooms, a spacious reception room, a kitchen, and a shower room. Externally, the flat enjoys a private garden area (from the shed to the tree), access to a shared garden, and unrestricted on-street parking.

A shared entrance and stairwell take you to the flat's front door on the second floor, where you are welcomed inside by an inviting hallway (with built-in storage), setting the tone for the stylish interiors to follow with attractive two-tone décor and a comfortable fitted carpet.



Features

- Second/top-floor flat in Balgreen
- Exceptionally stylish, contemporary interiors
- Shared entrance and stairwell
- Hallway with built-in storage
- South-facing living/dining room
- Contemporary kitchen
- Two well-proportioned double bedrooms (one with built-in storage)
- Stylish shower room with rainfall shower
- Private garden area and access to a shared garden
- Unrestricted on-street parking
- Gas central heating and double glazing



At the end of the hall you step into a spacious reception room, providing flexibility for lounge and dining furniture configurations, all arranged around a homely fireplace framed by bold accent wallpaper. The room is conveniently connected to the kitchen, where contemporary slate grey wall and base cabinets are framed by black worktops and splashback tiling.

“...homely
fireplace
framed by
bold accent
wallpaper”





Contemporary kitchen

An oven, gas hob, and extractor fan are integrated, whilst a freestanding fridge/freezer and an undercounter washing machine are included.







Two well-proportioned double bedrooms (one with built-in storage)

The flat's two double bedrooms (one with a large fitted wardrobe) continue the stylish presentation of the preceding accommodation with their own individual, tasteful décor and carpets for optimum comfort underfoot, and both offer space for freestanding bedroom furniture and dressing tables/study areas, if desired.





“...both bedrooms offer space for freestanding bedroom furniture and dressing tables/study areas, if desired”



Stylish shower room with rainfall shower

A contemporary shower room completes the accommodation on offer, comprising an enclosure with a rainfall showerhead and handset, a basin set into vanity storage with a mirrored, wall-mounted cabinet above, a WC, and a matte-black towel radiator, all enveloped by stylish grey wall and floor tiles.

The home is kept warm by a gas central heating system and benefits from double-glazed windows.



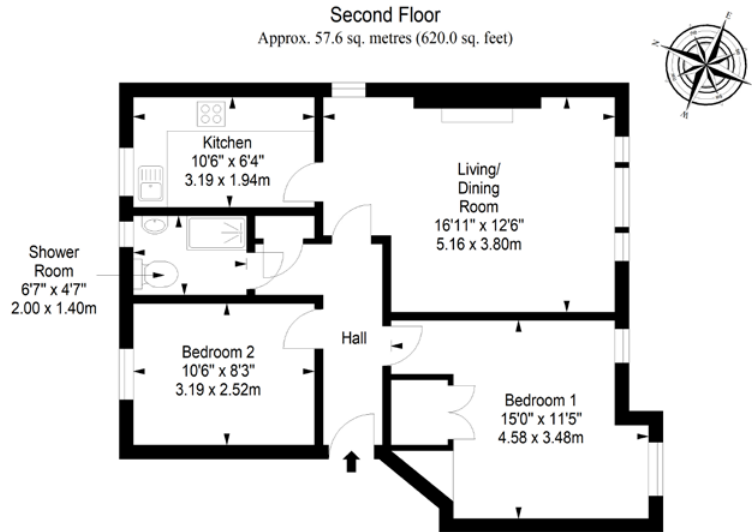
Externally, the flat enjoys a split of the private garden area to the back, as well as access to a shared garden and unrestricted on-street parking.



Balgreen

Balgreen is a highly popular residential area situated just west of the city centre. Here, you will find a wealth of recreational facilities, good schooling, excellent transport links and numerous large leafy areas including Carrick Knowe Golf Club, Saughton Public Park and Rose Gardens. For tranquil walks and picnics, the nearby Corstorphine Hill nature reserve and the picturesque Water of Leith walkway provide the perfect spot to escape the city's hustle and bustle. For entertainment and energetic activities, Murrayfield Ice Rink, Murrayfield Rugby Stadium, Saughton Sports Complex, and the Corn Exchange are all in close proximity. Schooling is very well catered for from nursery to secondary level and the area has a good range of local shops and services, whilst nearby Gyle Shopping Centre offers various High Street outlets. Tram links and 24-hour bus services conveniently connect you to the city centre and Edinburgh Airport and easy access is provided to the City Bypass, and M8 and M9 motorway networks.

Floorplan



Total area: approx. 57.6 sq. metres (620.0 sq. feet)

EPC Rating - D | Council tax band - A | Home report Value - £165,000

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, fridge/freezer, and washing machine will be included in the sale.



Price & Viewings

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