

95/5 WHITSON ROAD
BALGREEN, EDINBURGH, EH11 3BR

CURRAN & CO
PROPERTY



95/5 WHITSON ROAD
BALGREEN, EDINBURGH, EH11 3BR

OFFERS OVER £130,000



'Occupying a prime top-floor position with pleasant open views, 95/5 Whitson Road is a bright and spacious one-bedroom flat boasting its own private garden area'

- Bright & Airy Top Floor Flat
- Quiet Residential Street
- Spacious Living / Dining Room
- Well-Proportioned Kitchen
- Double Bedroom
- Windowed Bathroom
- Excellent Local Amenities & Transport Links
- Private Garden Area & Unrestricted Street Parking



Description

Occupying a prime top-floor position with pleasant open views, 95/5 Whitson Road is a bright and spacious one-bedroom flat boasting its own private garden area. Forming part of a traditional tenement on a quiet residential street, the property is ideally placed for excellent local amenities and transport links, including Saughton Park & Rose Gardens and the nearby Balgreen Tram Stop. Now requiring modernisation throughout, it presents an excellent opportunity for buyers to update and personalise the accommodation to their own taste.

Entered via a well-maintained communal stair with secure door entry system, the accommodation comprises: entrance hall with two storage cupboards; bright and airy living room with ample space for a dining area; generously proportioned kitchen with fitted units; double bedroom with mirrored fitted wardrobes and views over the rear gardens; and a windowed bathroom. The property benefits from double glazing.

Externally, there is a shared drying green and a private section of garden to the rear of the building. Unrestricted on-street parking is

available to the front.

The property is being sold as seen at the time of viewing.

EPC Rating

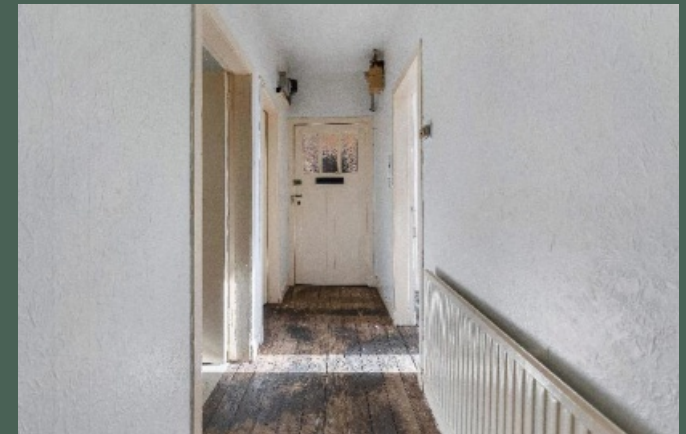
The energy efficiency rating of this property is Band E.

Council Tax

This property is subject to Council Tax Band A.

Viewing

Please contact our office to arrange a private viewing.





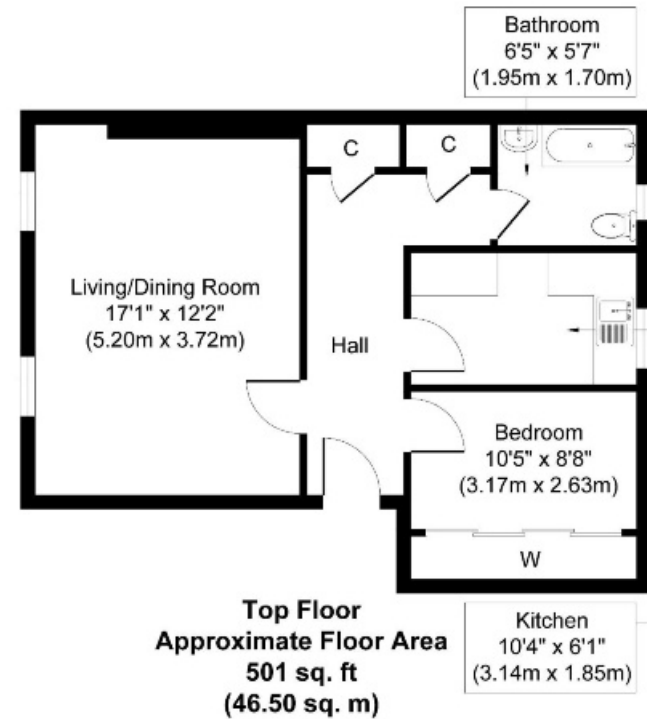
CURRAN & CO PROPERTY

33 Roseburn Terrace
Edinburgh
EH12 5NQ

T 0131 259 9177

E info@curranandcoproperty.co.uk

W www.curranandcoproperty.co.uk



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.