



6/3 Whitson Terrace
Edinburgh, EH11 3AY

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"6/3 Whitson Terrace is a well-proportioned first floor flat, offering an excellent opportunity for a First Time Buyer or Buy-to-Let investor"

- SHARED STAIRWELL
- ENTRANCE HALL
- LIVING ROOM
- KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- COMMUNAL REAR GARDEN
- UNRESTRICTED STREET PARKING
- GREAT LOCAL AMENITIES
- GOOD TRANSPORT LINKS





LOCATION

Balgreen is a sought-after residential district located approximately 3 miles to the west of Edinburgh City Centre. Good local amenities can be found on Balgreen Road and nearby Gorgie Road including a Sainsbury's and Aldi. For more extensive shopping, Hermiston Gait retail park and the Gyle shopping centre are a short drive/tram away. Leisure and recreational facilities are provided for by Carrick Knowe golf course, the popular and extensive green area of Saughton Park, along with Murrayfield Stadium, Ice rink and Edinburgh Zoo which are all within easy reach. Schooling is well represented from nursery to senior level, with Balgreen Primary School less than 10 minute walk away. The area is well served by frequent public transport, including the tram network which runs to the city centre and surrounding areas. Edinburgh City Bypass provides links to the major motorway networks and Edinburgh International Airport.

DESCRIPTION

6/3 Whitson Terrace is a well-proportioned three bedroom first floor flat, offering an excellent opportunity for a First Time Buyer or Buy-to-Let investor. Entered through a shared stairwell, the accommodation comprises: entrance hall with two cupboards off; spacious living room with dual aspect windows allowing natural daylight to flood in; kitchen; generously proportioned double bedroom 1; good sized double bedrooms 2 & 3 both with built-in mirrored wardrobes and shower room with mains operated shower. Further benefits include: gas central heating; well cared for communal gardens to the rear, mainly laid to lawn with shared drying green; unrestricted on street parking; excellent local amenities and great transport links. The energy efficiency rating for this property is band C.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 75.3 m² ... 810 ft²

All measurements are approximate and for display purposes only.

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