










Offers Over  
**£175,000**

## 7/1 Whitson Crescent

Balgreen | Edinburgh | EH11 3BD

A rare opportunity has arisen to purchase this well-proportioned two bedroom ground floor flat with attractive wood flooring throughout and an open south-facing outlook onto a private garden in front of Saughton Park in the popular district of Balgreen. Nearby are excellent amenities all within walking distance including schools, shops, libraries and parks with play areas along the Water of Leith Walkway. There is free unrestricted parking on-street and quick transport links into the city centre and the airport by bus or tram. Viewing highly suggested.

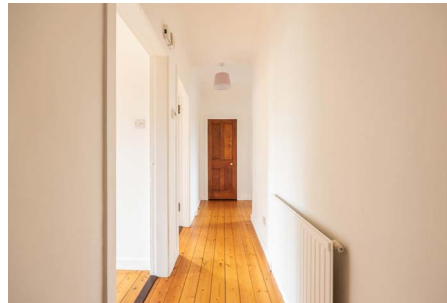
-  2 beds
-  1 public
-  1 bathroom
-  Private and shared gardens
-  On-street parking
-  EPC Band - C
-  Council Tax Band - A



## Description

Internally, the property is offered to market in a move-in condition, having been freshly repainted. Stepping in the inviting entrance hallway you will find a sizeable storage cupboard, the spacious and comfortable lounge has two large south facing windows flooding the room with natural light and heat but also another sizeable storage room. The fully-fitted kitchen has a range of integrated and freestanding white goods, tiling in splash areas and an overhead pulley drying rack with a retractable breakfast bar, two good sized double bedrooms both with space for different configurations and freestanding furniture, and a fully-tiled shower room with a heated towel rail.

Further benefits include wooden flooring throughout, gas central heating and double glazing.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven and extractor hood, freestanding fridge-freezer and washing machine, light fittings and fitted floor coverings.

## Gardens and Parking

To the front of the property lies a lovely private south facing garden mostly laid to lawn and planted beds with a well-kept hedge boundary for privacy. To the rear of the building, a small strip of private garden space with a shed and a nicely maintained shared drying green. For the car owner, there is unrestricted on-street free parking to accommodate both residents and visitors alike.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

The property is in the popular Balgreen area of Edinburgh, lying to the west of the City Centre next to Murrayfield and Gorgie. There is a selection of convenient local shops to meet day to day needs nearby along with medical centres easily accessible. There is a frequent bus and tram service to the City Centre, airport and surrounding areas and the City Bypass is also easily accessible, providing links to central Scotland's main motorway network. The area offers easy access to many Parks and leisure activities such as Edinburgh Zoo, Murrayfield Ice Rink and stadium and the beautiful water of Leith walkway. Education from nursery to secondary level is well catered for and both Napier and Heriot-Watt University within easy travelling distance.





Approx. Gross Internal Floor Area 57.17 Sq M / 615 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

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2a Picardy Place  
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**South Queensferry**  
37 High Street  
South Queensferry

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72 High Street  
Bonnyrigg

