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Offers Over

£140,000

71/4 Whitson Road

Balgreen | Edinburgh | EH11 3BT

A fantastic opportunity has arisen to purchase this well proportioned one bedroom first floor flat, situated in the popular residential area of Balgreen, within easy travelling distance to the city centre. The property would undoubtedly appeal to first-time buyers or buy to let investors.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Private Gardens
-  EPC Rating – C
-  Council Tax Band – A



Description

The accommodation in brief comprises; bright welcoming hallway with useful storage, light and airy reception/dining room with gas fireplace, fitted kitchen with appliances and fitted cupboard, spacious double bedroom and bathroom with three-piece suite and electric shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, ovens, fridge/freezer and washing machine.

Gardens & Parking

To the rear there is a lawned shared drying green with a section of private garden. Unrestricted on-street parking is available to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

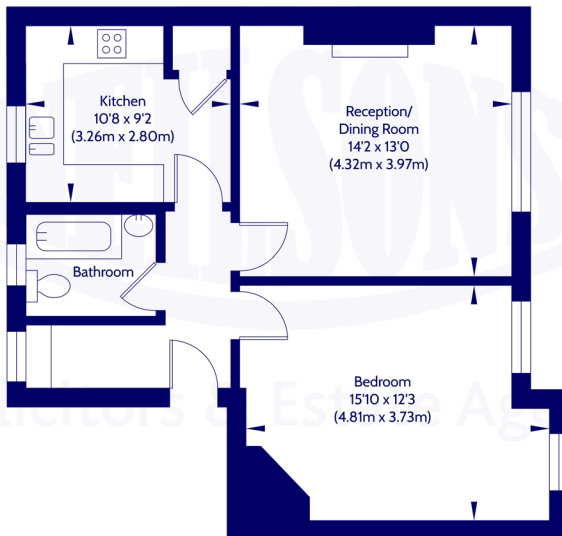
Balgreen lies to the west of the City Centre and boasts a variety of convenient local shops to meet day to day needs, including a Scotmid. Further amenities can be found in the neighbouring district of Corstorphine and at The Gyle Shopping Centre which houses a fantastic range of restaurants and high street shops. There is a frequent bus and tram service to the City Centre and surrounding areas and the City Bypass is also easily accessible, providing links to central Scotland's main motorway network. Leisure activities in the area include Edinburgh Zoo, Murrayfield 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 are within easy travelling distance.





Approx. Gross Internal Floor Area 53.32 Sq M / 574 Sq Ft.

First 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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✉ mail@neilsons.co.uk

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💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

