



Offers Over
£165,000

2 Whitson Grove

Balgreen | Edinburgh | EH11 3DR

Quietly positioned within a sought-after pocket of Balgreen, this spacious two-bedroom main-door lower villa presents a fantastic opportunity for buyers to make it their own. Offering generous accommodation, private gardens, and excellent potential throughout, the property is ideally suited to first-time buyers, downsizers, and investors alike. Conveniently located close to superb local amenities and excellent transport links, it offers easy access to the city centre and beyond.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private & shared garden
-  On-street parking
-  EPC Band - D
-  Council Tax Band - B



Description

A welcoming hallway with a handy storage cupboard leads into the bright and spacious lounge/diner, featuring a front aspect and a traditional gas fireplace as its focal point. The adjoining kitchen provides a functional layout with a mix of integrated and freestanding white goods, partially tiled splash areas, and neutral wall and base units. There are two well-proportioned double bedrooms – one to the rear with fitted wardrobes and one to the front with a built-in cupboard – offering flexible layouts and plenty of space for freestanding furniture. A bathroom with shower-over-bath and partial tiling completes the accommodation.

Further benefits include gas central heating and double glazing throughout.



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. Other items may be available through separate negotiation.

Gardens & Parking

Externally, the home enjoys a mature private front garden and access to a well-kept shared rear garden, mostly laid to lawn. On-street parking is available for residents and visitors.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

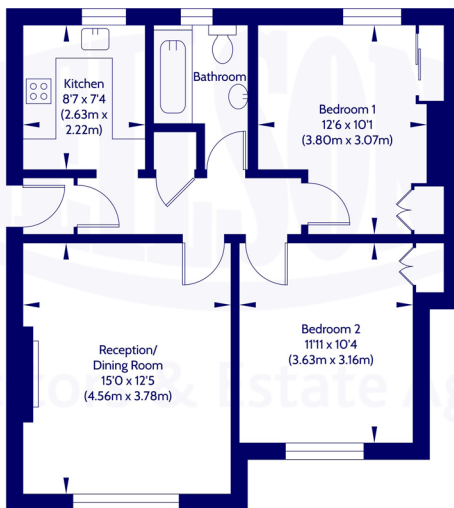
The property is in the popular Balgreen area of Edinburgh, lying to the west of the City Centre next to Murrayfield and Gorgie. There is a selection of convenient local shops to meet day to day needs nearby along with medical centres easily accessible. There is a frequent bus and tram service to the 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 60 Sq M / 646 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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