

85, FLAT 2 WHITSON ROAD

Balgreen, Edinburgh
EH11 3BR



Sales & Lettings





Attractively presented and spacious unfurnished 2 bedroom first-floor flat, located in the popular residential area of Balgreen.

The property comprises: a naturally finished hallway leading off to two spacious bedrooms, neutral-palette tiled bathroom and an expansive wooden-finished living room. A separate kitchen provides ample worktop space, with integrated oven, washing machine and fridge-freezer provided.

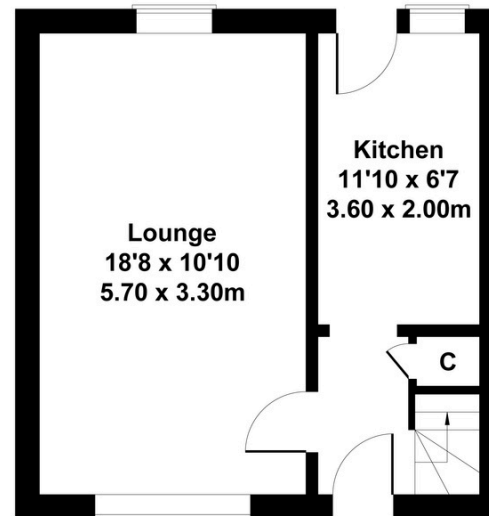
The property also benefits from gas central heating, double glazing, a storage attic and private garden with wooden shed. There is free on street parking, with Balgreen Tram stop being only a short walk away.

Forming part of the ever popular Balgreen district of Edinburgh, the property is set just to the west of the city centre, making it easily accessible by car, bus or bike. In addition to a great selection of local shops, supermarkets and amenities, it is also a short walk away from Saughton park, the Water of Leith and Carrick Knowe Golf Course, offering plenty of opportunities for outdoor leisure activities. The Fountain Park Leisure complex with its multi-screen cinema, Virgin Active gym, bars and restaurants is also nearby. This property is in an excellent location for commuters heading westwards to link with the city bypass, central motorway network and the airport, whilst Haymarket railway station and tram network are also within easy reach.

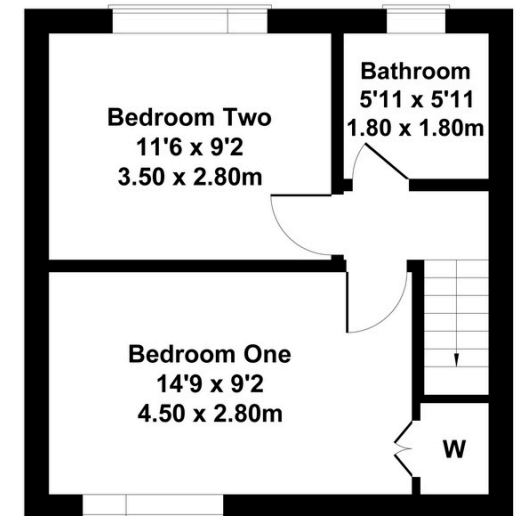


Key Features:

- **Ideal for First-Time Buyers:** This charming 2-bedroom flat is perfect for those looking to take their first step onto the property ladder.
- **Two Gardens:** Enjoy the luxury of having both a front and a back garden. The enclosed, spacious back garden is ideal for outdoor relaxation, gardening, and entertaining guests.
- **Spacious Interiors:** Both the bedrooms and the lounge are generously sized, providing ample living space and comfort.
- **Investment Potential:** An excellent opportunity for new or existing landlords to expand their portfolio with a property that promises good rental yield and capital growth.
- **Good Transport Links:** Benefit from excellent transport connections, making commuting and traveling easy and convenient.
- **Local Amenities:** Close to local shops, schools, and parks, providing everything you need within a short distance.



GROUND FLOOR



FIRST FLOOR




For viewings and pricing

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