

BALGREEN

105/1 WHITSON ROAD  
EH11 3BR



 2

 1

 1

EPC RATING: C

OFFERS OVER £185,000



## WELL PRESENTED TWO BED UPPER VILLA WITH PRIVATE GARDEN AREA

This immaculate upper villa is ready to move into and would make an ideal home for first time buyers, sharers or a young family. It has a contemporary kitchen & bathroom, good living space and a well maintained private rear garden & communal drying green. Located in the ever-popular area of Balgreen & Saughton with good schools, lovely open spaces nearby and excellent transport links into the city centre via the buses or the tram stop which is just a few minutes' walk away.

### VIEWING

Sun 2-4pm or pls call 0131 4466850

### PROPERTY DESCRIPTION

- Bright & spacious living/dining room with feature fireplace with gas coal effect fire & storage cupboard
- Kitchen with great range of taupe coloured high gloss fitted units & appliances and window to the rear
- Main bedroom with fitted white shaker style wardrobes
- Second double bedroom with views over the garden
- Modern bathroom with bath with shower over, vanity sink unit & wc
- Gas central heating & double glazed windows
- Neutrally decorated & carpeted with stripped wood doors & window surrounds
- Private rear garden with large lawn & handy shed and access to communal drying green
- Free on street parking

### AREA

Balgreen/Saughton is a very popular area to the west of the city. There are a range of local shops nearby, with additional shops & services available at Gorgie, Corstorphine and The Gyle shopping centre. Sainsburys, Asda, M&S Simply Food and Aldi all have stores in the surrounding area. Sports enthusiasts are well catered for, with Carrick Knowe Golf Course and Murrayfield Stadium in the vicinity, plus Saughton Public Park which is a few minutes' walk away with its playing fields, athletics track and the biggest skateboard park in Scotland. The property is in the catchment for the ever-popular Balgreen Primary School and Tynecastle High School. There is easy access into the city centre via the numerous bus services and the tram, running from the airport all the way down to Newhaven. The City Bus is

also a short drive away with its access to the main motorway networks.

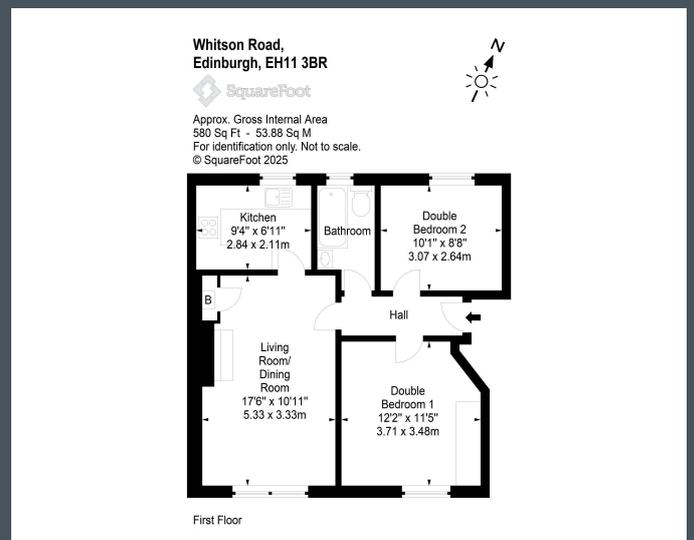
### EXTRAS

The blinds/curtains, light fittings, electric hob, oven, cooker hood, fridge, freezer & washing machine are included in the sale.

### HOME REPORT VALUATION

£195,000

Living/dining room	17'6 x 10'11 (5.33 x 3.33m)
Kitchen	9'4 x 6'11 (2.84 x 2.11m)
Bedroom 1	12'2 x 11'5 (3.71 x 3.48m)
Bedroom 2	10'1 x 8'8 (3.07 x 2.64m)



### Contact:

205 Morningside Road Edinburgh EH10 4QP  
 T • 0131 446 6850 E • info@jardinephillips.com  
 F • 0131 446 6859 DX 503238 ED64

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

