

KILGOUR

PROPERTY



4/1 Whitson Road, Edinburgh, EH11 3BZ





- Living Room
- Kitchen
- Bedroom 1
- Bedroom 2
- Bathroom
- Private Garden
- Gas central heating
- Council Tax – Band B
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

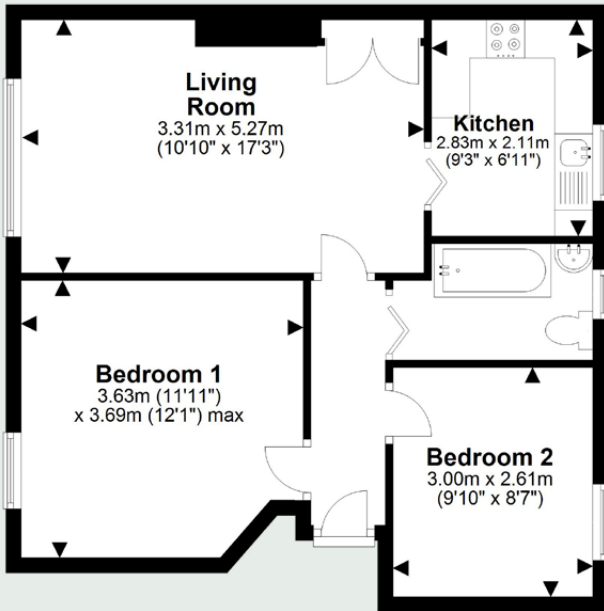
Description

Superb upper villa flat pleasantly located and convenient to local amenities, schools and transport links. This extremely charming property offers light, spacious accommodation generous in size and convenient in layout. Freshly decorated throughout with new carpets and freshly painted walls. There is private garden ground to the side/rear of the building as well as a rear communal drying area.

Location

While conveniently placed for access to the finest amenities of the city centre, there is an excellent range of local convenience shopping nearby including Tesco and Sainsbury supermarkets. Schools catering for all age groups are easily accessible. There are a range of recreational facilities in the vicinity, including the Saughton Sports Complex and access to the Water of Leith Walkway offering scenic walks and cycling opportunities. A regular and effective public transport service operates nearby to many parts of the city, including the tram service operating between Edinburgh Airport and Newhaven, with the Calder Road providing swift access to the city bypass linking with major motorway networks.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



Living Room	10'10 x 17'3	3.31m x 5.27m
Kitchen	9'3 x 6'11	2.83m x 2.11m
Bedroom 1	11'11 x 12'1	3.63m x 3.69m
Bedroom 2	9'10 x 8'7	3.00m x 2.61m





KILGOUR
PROPERTY

95 Clerk Street, Loanhead,
Midlothian EH20 9RE
enquiries@kilgourproperty.co.uk
0131 273 5233

[kilgourproperty.co.uk](https://www.kilgourproperty.co.uk)

rightmove 

ZOOPLA

 OnTheMarket.com

