



46/1 Whitson Walk  
STENHOUSE | EDINBURGH | EH11 3BY

  
warners  
solicitors & estate agents



## 46/1 Whitson Walk

STENHOUSE | EDINBURGH | EH11 3BY

Warners are thrilled to present this stunning two double bedroom upper flat, perfectly positioned in the tranquil setting of Whitson Walk. This charming property is beautifully proportioned and maintained, offering a private section of the rear garden complete with a unique World War II bomb shelter. With gas central heating and double glazing, this flat is an ideal choice for first-time buyers or a lucrative buy-to-let investment.

Step inside and be captivated by the spacious, sunlit living room. This versatile space is perfect for various furniture arrangements, making it an excellent spot for entertaining guests. The contemporary kitchen, accessible from the lounge, is thoughtfully designed with ample base and wall-mounted units, providing plenty of prep and storage space. It boasts integrated appliances, including a gas hob and electric oven, with room for a free-standing fridge and freezer and washing machine.

Both bedrooms are generously sized doubles, offering plenty of room for all your bedroom furniture needs. The contemporary bathroom, filled with natural light, features partial tiling and a three-piece suite with a mains shower over the bath.

- Spacious, Sunlit Living Room: Versatile for various furniture arrangements and ideal for entertaining.
- Contemporary Kitchen: Features integrated appliances, ample prep/storage space, and room for additional appliances.
- Generous Double Bedrooms: Both bedrooms are well-sized, offering plenty of space for furniture.
- Contemporary Bathroom: Bright and stylish, with a three-piece suite and mains shower over the bath.
- Private Rear Garden: Includes a unique World War II bomb shelter and offers a tranquil outdoor space.
- Gas Central Heating & Double Glazing: Ensures comfort and energy efficiency throughout the flat.

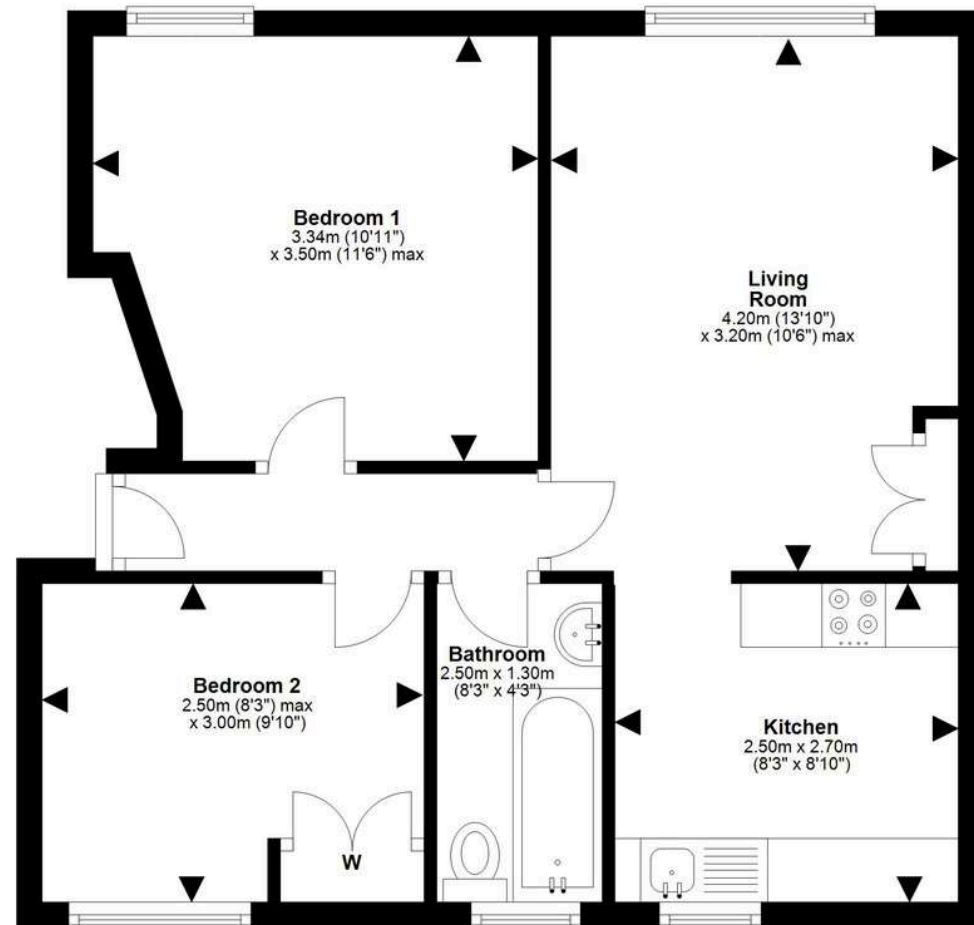
Items included in this sale are all the white goods and curtains. Other furniture may be available by separate negotiation

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The subjects are located in the popular Stenhouse area of Edinburgh, which lies to the west of the city centre. The property is beautifully positioned to take advantage of an excellent range of shopping outlets in the vicinity, mainly small specialist shops as well as grocery shops and cafes serving the local community. An alternative choice is available at the Gyle Shopping Centre, whilst Hermiston Gait is just a little further afield. Heading in an easterly direction, the city centre itself can be accessed by car in as little as ten to fifteen minutes, depending upon traffic. Leisurewise the choice is excellent and includes established clubs and organisations which cater for both adults and children alike, a private Health and Sports Club, Edinburgh Zoo and Murrayfield Ice Rink and Rugby Stadium. 10 minute walk to Saughton Park which has lovely walled gardens, play park and a cafe. Schooling is well represented from nursery to senior level. Universities such as Napier and Heriott Watt are also nearby. Boasting an efficient public transport network with trams and bus stops within walking distance giving easy access to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the property's Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.  
PlanUp 2024  
Plan produced using PlanUp.