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Offers Over
£140,000

1/6 Whitson Place West

Balgreen | Edinburgh | EH11 3BE

This second floor flat is situated within the ever-popular residential district of Balgreen, conveniently positioned close to excellent local amenities, transport links, and the open green spaces of Saughton Park. Presented in true move-in condition, the property offers bright and comfortable accommodation, further enhanced by a private garden area and unrestricted on-street parking.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Rear Gardens
-  EPC Rating – C
-  Council Tax Band - A



Description

The accommodation comprises a welcoming hallway leading to a bright dual-aspect reception room featuring fitted carpet and an attractive focal fireplace, creating a warm and inviting living space. The kitchen is fitted with a range of wall and base units together with an integrated hob, oven, and extractor hood, complemented by practical easy-clean splashback panels. The spacious double bedroom benefits from double-fronted windows allowing for excellent natural light, along with useful built-in storage. The bathroom is finished with full acrylic wall panels and includes a modern two-piece white suite together with a glass shower cubicle fitted with a thermostatic shower.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

Externally, the property enjoys a private section of lawn garden as well as access to a shared drying area. Unrestricted on-street parking is also available nearby.

Viewing

By appointment through Neilsons (0131 625 2222).





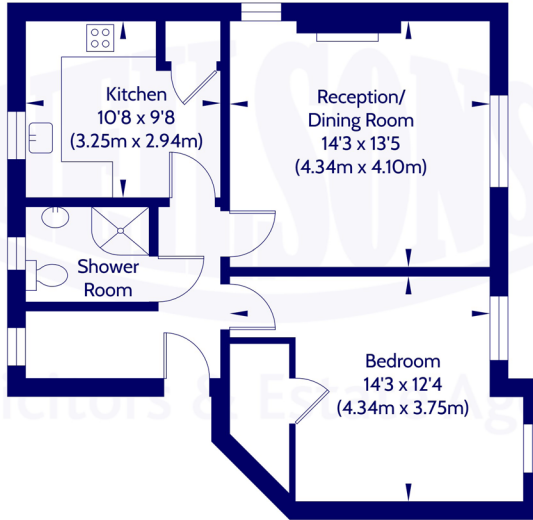
Location

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 55 Sq M / 595 Sq Ft.

2nd 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.



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