



Solicitors & Estate Agents










Offers Over

£170,000

3/6 Whitson Place East

Balgreen | Edinburgh | EH11 3BB

A fully refurbished second (top) floor flat, located within the popular residential district of Balgreen, close to local amenities, transport links and Saughton Park. In true move in condition, the property also has a private garden and unrestricted on street parking and will particularly appeal to first time buyers and professionals.

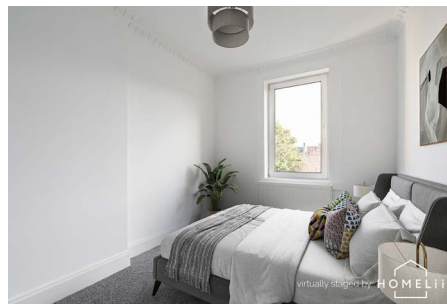
-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private garden
-  On street parking
-  EPC rating – C
-  Council tax band - A



Description

The accommodation briefly comprises; entrance hallway with secure entryphone system and storage, light and airy dual aspect lounge/dining room with twin windows allowing plenty of natural light to flood the room, stylish kitchen with a range of sleek white base units with co-ordinated worktops, two double bedrooms, and a contemporary bathroom with a white suite, heated towel rail and shower over the bath. The property further benefits from gas central heating and double glazing.

This property has been subject to virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

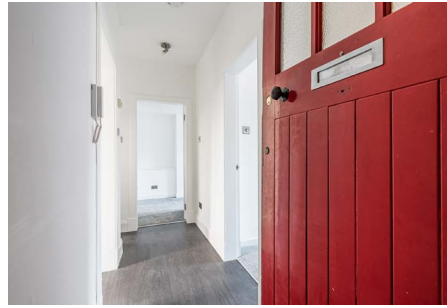
Included in the sale will be the gas hob and electric oven, washing machine and integrated fridge/freezer, all of which are brand new.

Gardens & Parking

There is a private garden to the rear of the property offering a place to relax in the warmer months and there is ample unrestricted on street parking.

Viewing

By appointment through Neilsons (0131 625 2222).





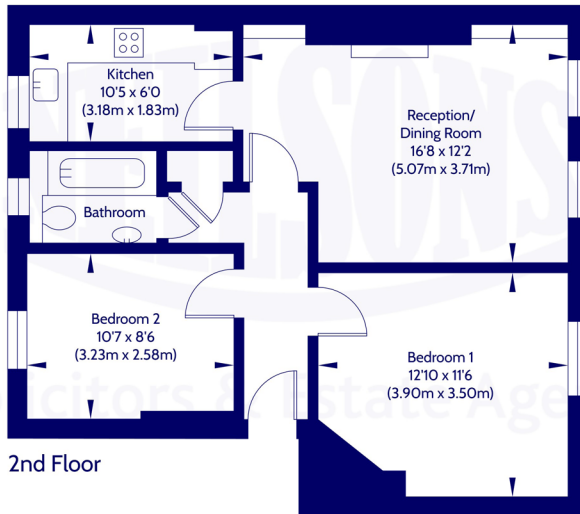
Location

Balgreen lies to the west of the city centre with convenient local shops to meet day to day needs including a nearby Scotmid. Further amenities can be found in the neighbouring district of Corstorphine and at The Gyle Shopping Centre which houses a range of restaurants and high street shops. There is a frequent bus and tram service to the city centre and surrounding areas and the City Bypass is also easily accessible, providing links to central Scotland's main motorway network. Leisure activities in the area include Saughton Park, Edinburgh Zoo, Murrayfield 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 are within easy travelling distance.





Approx. Gross Internal Floor Area 57 Sq M / 609 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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