

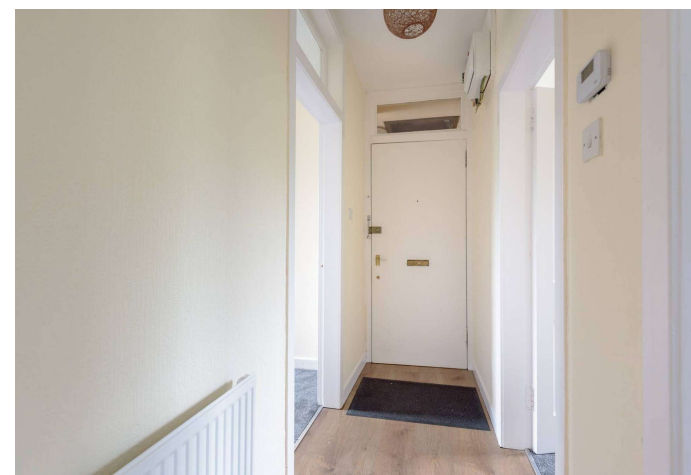


55/2 Whitson Road

EDINBURGH, EH11 3BU

Property
PARIS STEELE

01620 497497 | parissteele.com



PROPERTY DESCRIPTION

Well-presented, this bright two-bedroom apartment in Edinburgh's Balgreen is ideal for a first-time buyer or couple.

A tastefully decorated first floor hallway guides you to a light-filled south-west-facing sitting room featuring handsome wood-inspired flooring and a gas-flame fireplace.

From here you enter a conveniently adjoining kitchen. Modern in design it features wood-effect cabinetry, smooth black worktops, a tiled splashback and an integrated hob, extractor hood, and oven.

Each of the two comfortable double bedrooms is carpeted and share access to a bathroom complete with a chrome towel radiator, WC, washbasin and bath with wall-mounted shower.

Externally there is a well-kept shared drying green to the rear, and also a section of private garden. On-street parking is available to the front.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains, integrated oven, gas-hob, extractor fan, and free-standing dishwasher and washing machine will be included in the sale.



PROPERTY FEATURES

- ❑ Two-bedroom first-floor apartment
- ❑ South-west-facing sitting room
- ❑ Modern kitchen
- ❑ Two double bedrooms
- ❑ Family bathroom
- ❑ Double glazing
- ❑ Gas central heating
- ❑ Shared drying green
- ❑ Private section of rear garden
- ❑ On-street parking
- ❑ EPC - C
- ❑ Council tax band - B
- ❑ Tenure - Freehold

SAUGHTONHALL

Situated to the west of Edinburgh city centre, Balgreen is a popular residential neighbourhood. The area benefits from a wide range of local amenities, with everyday shopping available at the nearby Co-op, while Corstorphine provides an excellent selection of independent shops, cafés and services. Larger retailers, including Aldi, Sainsbury's and The Gyle Shopping Centre, are all within easy reach.

Residents enjoy access to an impressive range of leisure and recreational facilities, including Edinburgh Zoo, Murrayfield Stadium, Saughton Sports Complex and Carrick Knowe Golf Club. The nearby Corstorphine Hill Nature Reserve and Saughton Park, with its beautifully restored rose gardens, offer attractive outdoor spaces for walking, cycling and relaxing.

Schooling includes Balgreen Primary School and Tynecastle High School, while several of Edinburgh's leading independent schools, such as The Mary Erskine School, Stewart's Melville College and St George's School for Girls, are also easily accessible.

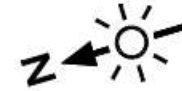
Balgreen is particularly well connected, with regular bus and tram services providing quick links to Edinburgh city centre and Edinburgh Airport. The City Bypass, M8 and M9 motorway networks are also readily accessible, making commuting across the capital and beyond straightforward.



Whitson Road,
Edinburgh,
Midlothian, EH11 3BU



Approx. Gross Internal Area
583 Sq Ft - 54.16 Sq M
For identification only. Not to scale.
© SquareFoot 2026



PARIS STEELE

Thinking of selling your existing property?

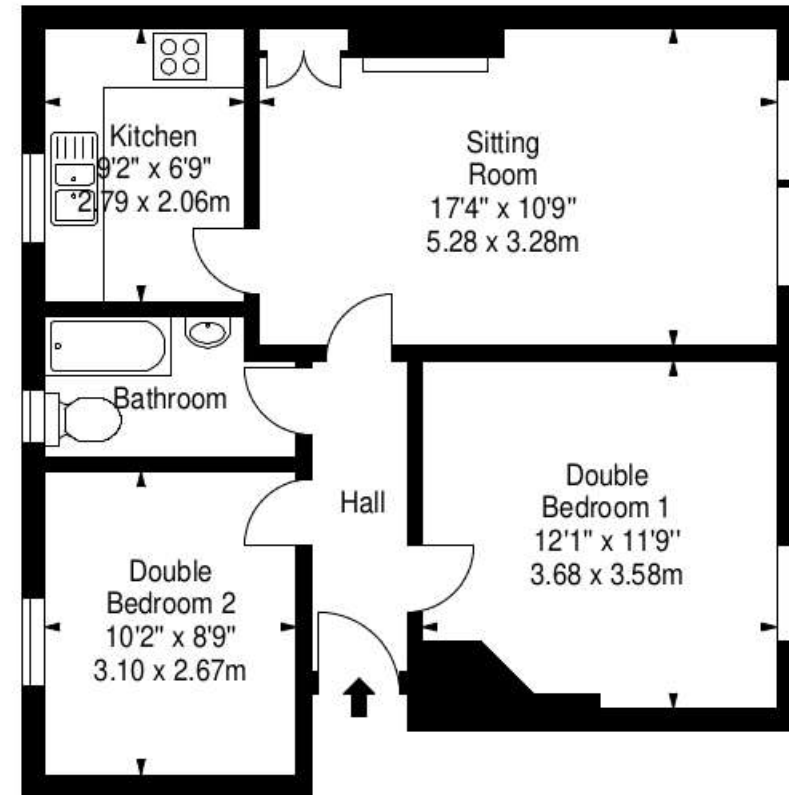
Our experienced and locally based property and legal teams are here to help

- Free property valuations
- Competitive feeds for a bespoke personal service
- Extensive marketing on the leading property portals
- Comprehensive use of social media
- Clear and practical advice

Let's Talk

01620 497 497

property@parissteele.com



First Floor

Property
PARIS STEELE

Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

ēspc rightmove
zoopla in x