



# 56 Whitson Walk

Balgreen, Edinburgh, EH11 3BY



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## 2 bedroom upper villa situated in the popular Stenhouse area, ideal for a first time buyer

- Sitting room
- Kitchen
- 2 double bedrooms
- Bathroom
- Private garden area & shared drying green
- Bright & well proportioned
- Ideal for a first time buyer
- Excellent location close to amenities
- Well presented & in move in condition
- Gas central heating & double glazing



Offers Over:

**£175,000**



Further information can be found in the home report.

## About the Property

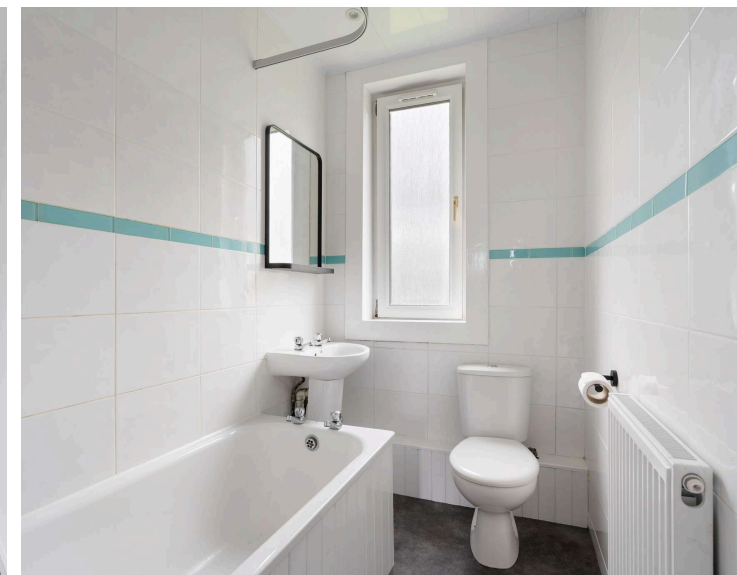
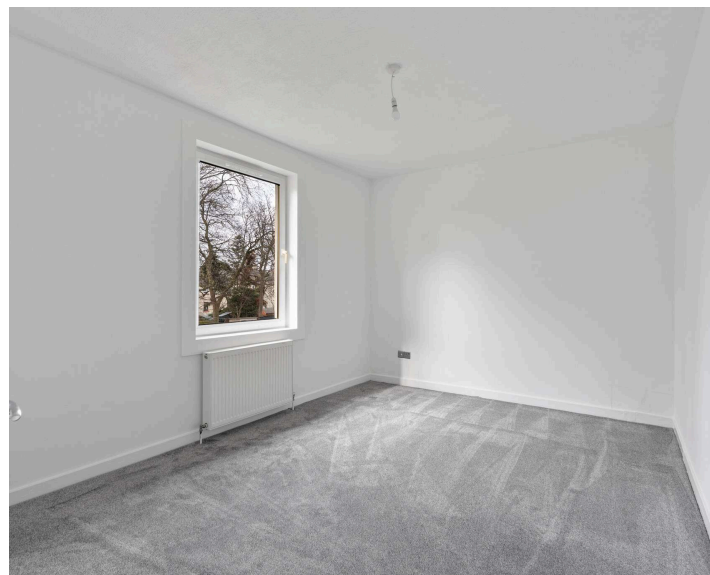
Situated in the sought after Stenhouse area to the west of the city centre, this 2 bedroom upper villa offers an excellent home for a first time buyer.

The property is bright and spacious having recently been decorated throughout.

Further benefits include gas central heating, double glazing, a private garden area and communal drying green. Free on-street parking is available.

## Extras

To include all fitted carpets, fridge/freezer, oven, hob, extractor hood and washing machine.



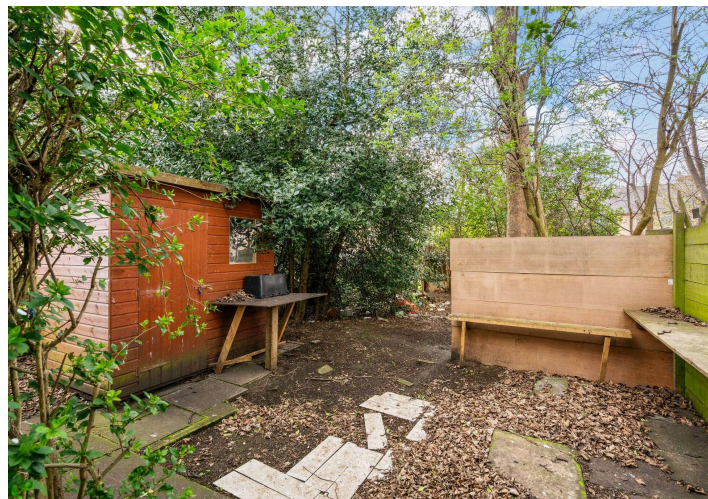


## 📍 Location

Stenhouse is an established residential area lying to the west of the city centre. There are ample local amenities with larger supermarkets close by, with Asda at Edinburgh Corn Exchange, Tesco at Corstorphine and The Gyle shopping centre all just a short drive away.

Leisure facilities include Nuffield Health Club, The Corn Exchange Leisure Village, Craiglockhart Sports Centre and Pure Gym on Gorgie Road. There are numerous golf courses in the area and the open walking spaces of Colinton Dell and the Water of Leith are easily accessible.

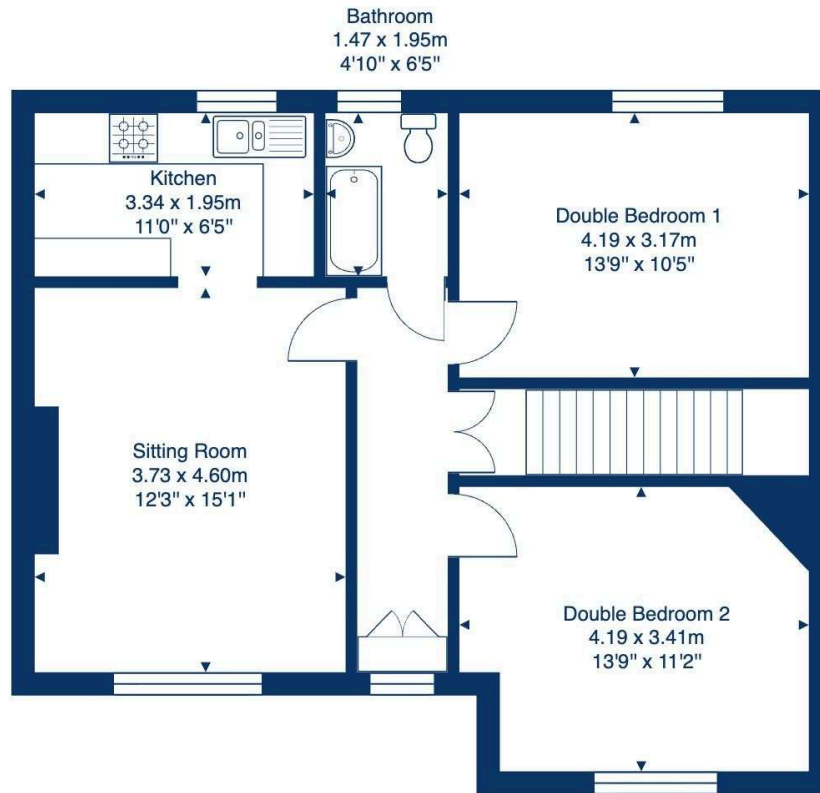
Regular bus services are available to and from the city and there are tram stops at Saughton and Balgreen. Napier, Heriot-Watt, and Edinburgh universities are within easy reach.





# Floor Plan

56 Whitson Walk, Edinburgh, EH11 3BY



First Floor



Ground Floor

Total Area: 70.9 m<sup>2</sup> ... 763 ft<sup>2</sup>

All measurements are approximate and for display purposes only.





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**Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT**

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

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