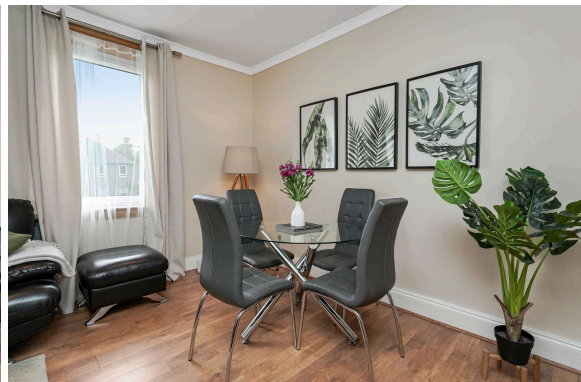




10/6 Whitson Grove
STENHOUSE | EDINBURGH | EH11 3DS

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10/6 Whitson Grove

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Beautifully presented, seldom available one bedroom top floor flat, located within a pleasant leafy street and well placed for excellent amenities with a tram stop, fantastic road links and just a couple of miles from Edinburgh's West End, and Haymarket train station. This lovely flat offers a light and airy home, with dual windows in the living/dining room, sunny aspect and well presented decor. Ideal for professionals, young families or investors alike, with a communal garden, and unrestricted on street parking, the property comprises of a communal stairwell, welcoming entrance hallway with storage, spacious living/dining room, galley kitchen fitted with floor and wall units with breakfasting area, integrated, and space for, appliances. The bedroom is a comfortable double quietly situated to the rear, and the contemporary bathroom with waterfall shower over 'P' shaped bath completes the accommodation. This fantastic home further benefits from gas central heating and double glazing and externally, shared rear gardens, and unrestricted on street parking.

- Beautifully presented top (second) floor flat
- Front facing dual paned living/dining room
- Fitted galley kitchen with breakfasting area
- Comfortable double bedroom quietly situated to the rear
- Bathroom with waterfall shower over 'P' shaped bath
- Good storage options
- Gas central heating and double glazing
- Communal rear garden
- Unrestricted on street parking

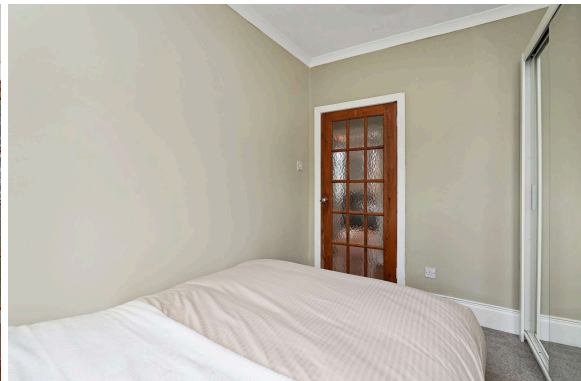
Council tax band - A, EPC rating C

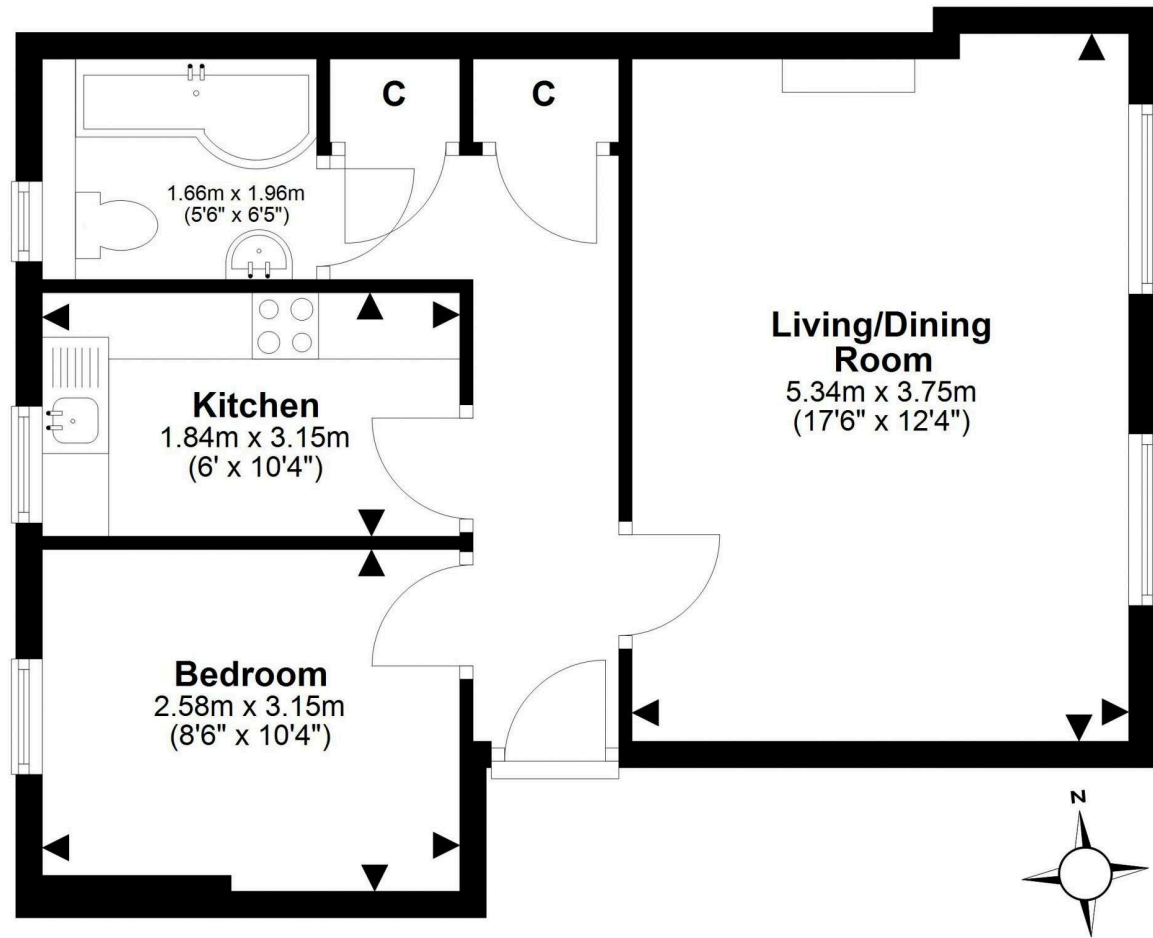
Extras to include: Freestanding oven, washing machine, bed and all bedroom furniture. Other items of furniture available by separate negotiation.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Stenhouse is a highly popular area of Edinburgh to the west of the City Centre. An excellent selection of local shops provide for daily requirements and further specialised shopping can be found at Corstorphine, the Gyle Centre or in nearby Gorgie, all just a short drive away. Recreational facilities include parks, playing fields, leisure/sports centres and golf courses and Edinburgh Zoo. Schooling is well represented from nursery to senior level. There are regular public transport services to the Airport, City Centre and surrounding areas, with the Balgreen tram stop being only a 5 minute walk away. Edinburgh City Bypass is easily accessible, giving access to the M8 and M9 motorway networks.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.