



31 Whitson Road
SAUGHTON | EDINBURGH | EH11 3BU


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Beautifully presented two bedroom upper flat with driveway, perfectly positioned in the tranquil setting of Whitson Road. This lovely property is generously proportioned and boasts a private rear garden complete with a greenhouse, patio, lawn and unique World War II shelter. With gas central heating and double glazing, this flat is an ideal choice for first-time buyers, small families or as a buy-to-let investment. The sunlit living room with feature fireplace is a versatile space and is perfect for various furniture arrangements, making it an excellent spot for relaxing or entertaining guests. The contemporary kitchen, accessed from the lounge, is thoughtfully designed with high gloss base and wall-mounted units with space for appliances. Both bedrooms are generously sized doubles with fitted wardrobes, and the contemporary shower room with vanity sink unit completes the accommodation.

- Beautifully presented main door upper flat
- Bright and spacious living/dining room
- Modern fitted kitchen with space for appliances
- Two double bedrooms with fitted wardrobes
- Contemporary shower room with mains shower
- Good storage options including Ramsay ladder access to partially floored attic
- Gas central heating and double glazing
- Sunny rear garden with patio, lawn, greenhouse and unique World War II shelter
- Driveway

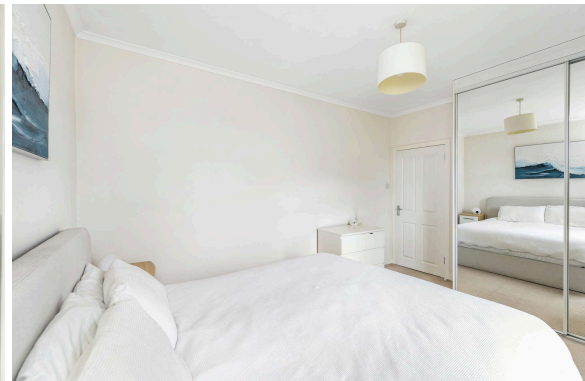
Energy Rating C. Council Tax band B.

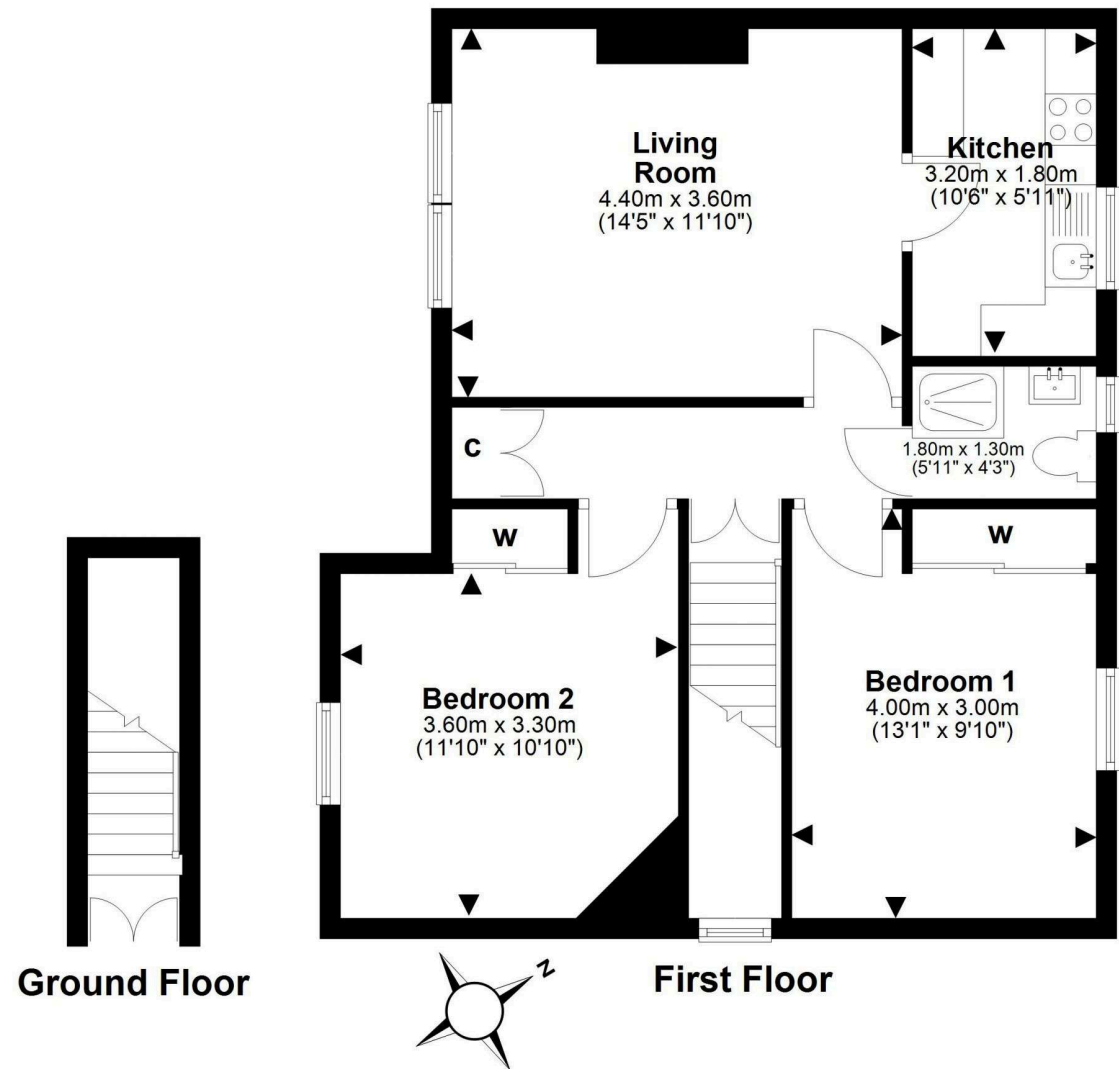
Included in the sale will be the fridge, cooker, washing machine, and wardrobe.

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



The subjects are located in the ever popular Saughton area of Edinburgh, which lies to the west of the City Centre. The flat is well positioned to take advantage of shops serving the local community, with additional shops and services to be found at nearby Gorgie or Corstorphine, whilst The Gyle shopping complex is also within easy reach. Sainsburys, Asda and Aldi all have stores in the surrounding area. Sports enthusiasts are well catered for, with Carrick Knowe Golf Course and Murrayfield Stadium in the vicinity, plus Saughton Public Park right across the road with its playing fields, athletics track and the biggest skate board park in Scotland. An efficient public transport network is on hand, including regular buses running to other parts of town and a tram stop at nearby Balgreen which runs from the airport to St Andrew Square (soon to be continued to Newhaven). A short drive westwards allows access to the City Bypass and main 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.