

# 101/4 Whitson Road

EDINBURGH, EH11 3BR



*BEAUTIFUL TWO-BEDROOM FLAT WITH  
PRIVATE GARDEN*



0131 524 9797



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We are delighted to present to the market this beautifully presented flat set within a popular residential area. The specification of the property included: gas central heating and its own private garden grounds to the rear of the property. The constant demand for these properties makes this accommodation very attractive to first-time buyers and buy-to-let investors. A very popular property all round.

The accommodation on offer comprises a spacious welcome reception hallway, well-proportioned lounge which has been tastefully decorated by the owners, modern kitchen with integrated oven and hob and two double bedrooms. The master bedroom is bright with generous space for free-standing furniture. The second bedroom benefits from a beautiful big window and is also immaculately decorated. The three-piece bathroom is fitted with a shower over the bath.

Early viewing is strongly advised for anyone seeking a great two-bedroom apartment which would make an ideal place to call home

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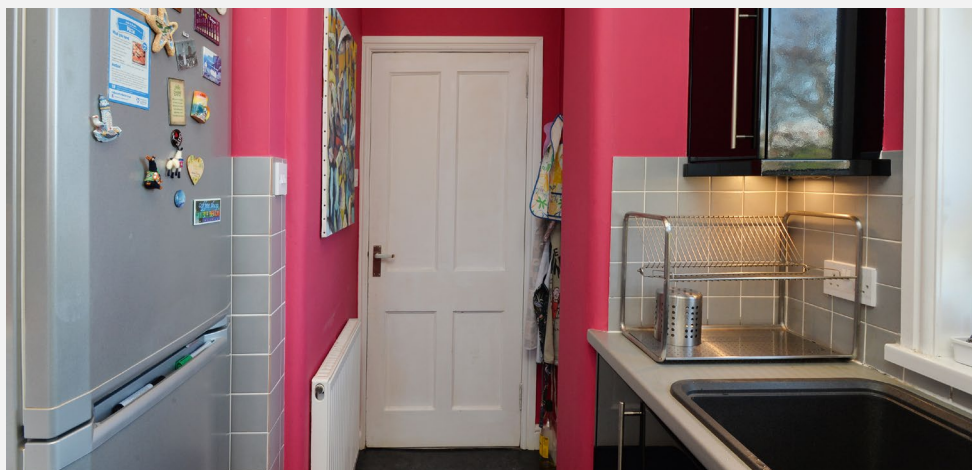


# the lounge





# the kitchen







**bedroom 1**



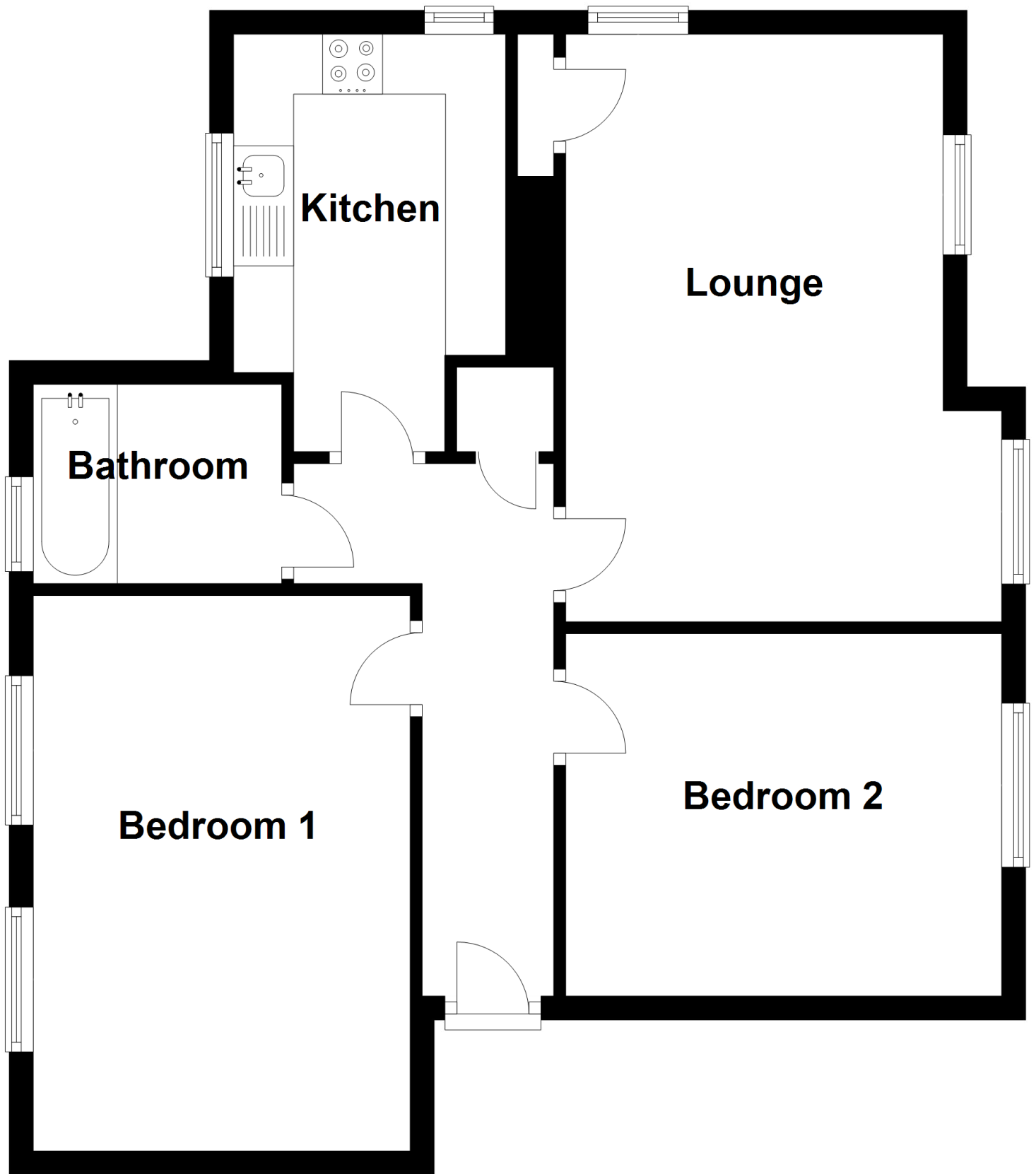




**bedroom 2**







Approximate Dimensions  
(Taken from the widest point)

Lounge	4.90m (16'1") x 3.63m (11'11")	Bathroom	2.07m (6'9") x 1.66m (5'5")
Kitchen	3.40m (11'2") x 2.30m (7'6")	Gross internal floor area (m <sup>2</sup> ): 66m <sup>2</sup> EPC Rating: C	
Bedroom 1	4.63m (15'2") x 3.14m (10'4")		
Bedroom 2	3.75m (12'4") x 3.02m (9'11")		







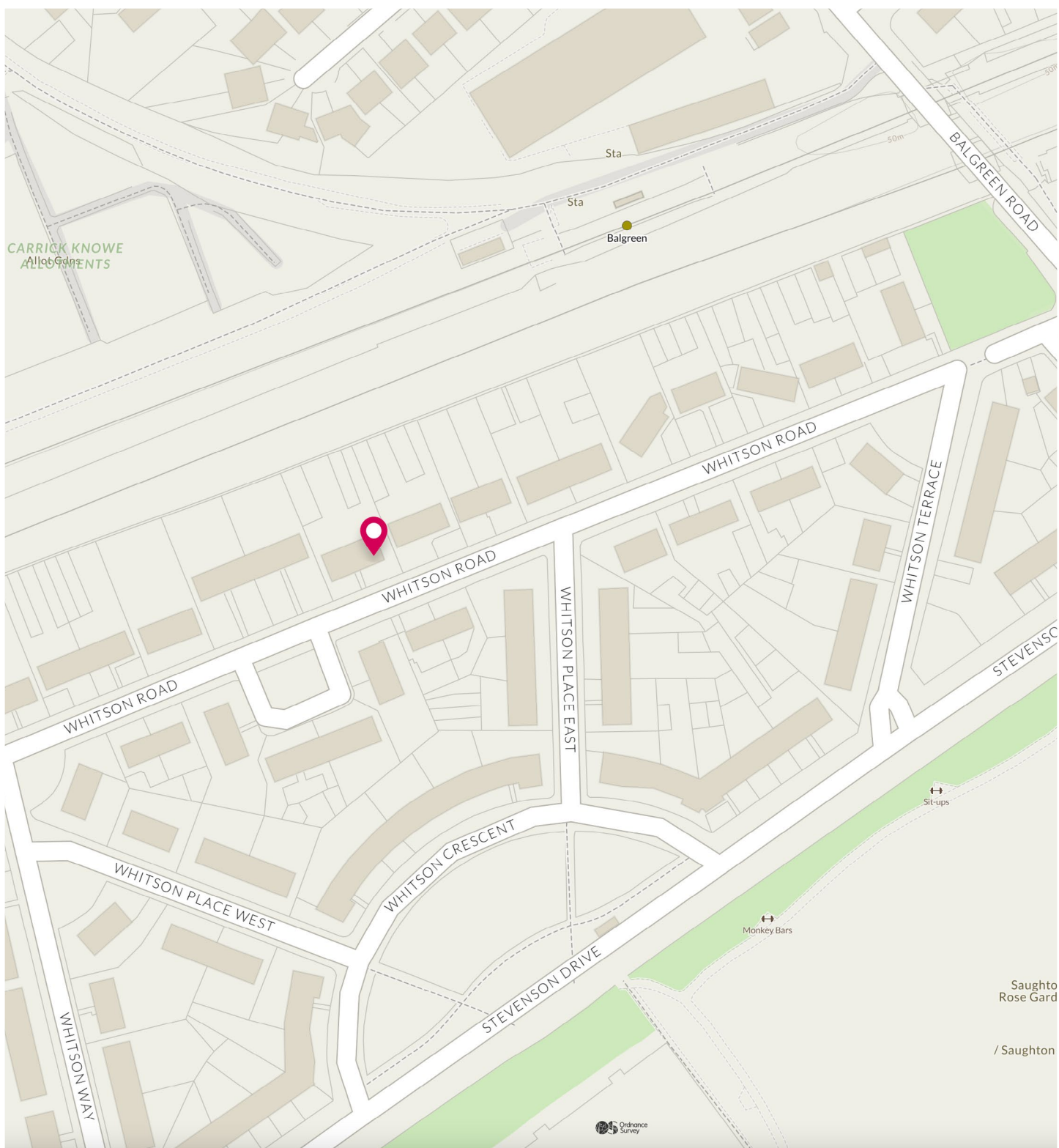


Balgreen is an exclusively residential district. Locally there are a number of useful shops, especially at Western Corner and Saughtonhall Drive but there is probably nowhere better locally to shop than St. John's Road, Corstorphine. Roseburn provides reasonable alternatives, closer to the City Centre. Alternatively, the property lies within a short drive of the South Gyle Shopping centre. This is a particularly green part of the City being just off the lower slopes of Corstorphine Hill. Carrick Knowe Golf Course lies west, the grounds of Murrayfield lie to the east and to the south is Saughton Park.

Quite apart from Edinburgh Zoo, Corstorphine Hill offers almost country-like walks, within the very heart of the City. Edinburgh's formal entertainment facilities tend to be highly concentrated between the West End and Tollcross. Balgreen Road leads fairly quickly onto the Western Approach Road which terminates in the very heart of this area. Here there are cinemas and theatres, the Usher Hall, all manner of restaurants and bars, indoor sports facilities and health clubs. The direct route into the City Centre is along Corstorphine Road, via Haymarket and Haymarket Station and onto the West End.

## The Location





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