

# 52/6 Whitson Road

STENHOUSE, EDINBURGH, EH11 3BT



*SPACIOUS ONE BEDROOM TOP  
FLOOR FLAT IN STENHOUSE*



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McEwan Fraser Legal is delighted to present this 1 bedroom flat in Stenhouse, Edinburgh. The property is in walk-in condition with developmental opportunities if desired. The flat showcases excellent views of the local surroundings, with Saughton Public Park just a stones throw away.

Inside, the property comprises of:

- Fully equipped kitchen; gas hob - storage cupboard perfect for washing machine/tumble dryer
- Spacious living area with plenty of natural light gracing the room
- 1 bedrooms which include plenty of room for wardrobes and a king-size bed
- 1 three-piece bathroom with shower, bath, sink and toilet

In addition to this, the property includes on street parking, front garden, land, along with your very own private area of the back communal garden with decking/chairs. This is a rare opportunity to acquire a central flat in one of Edinburgh's most peaceful neighbourhoods.







**The Kitchen**









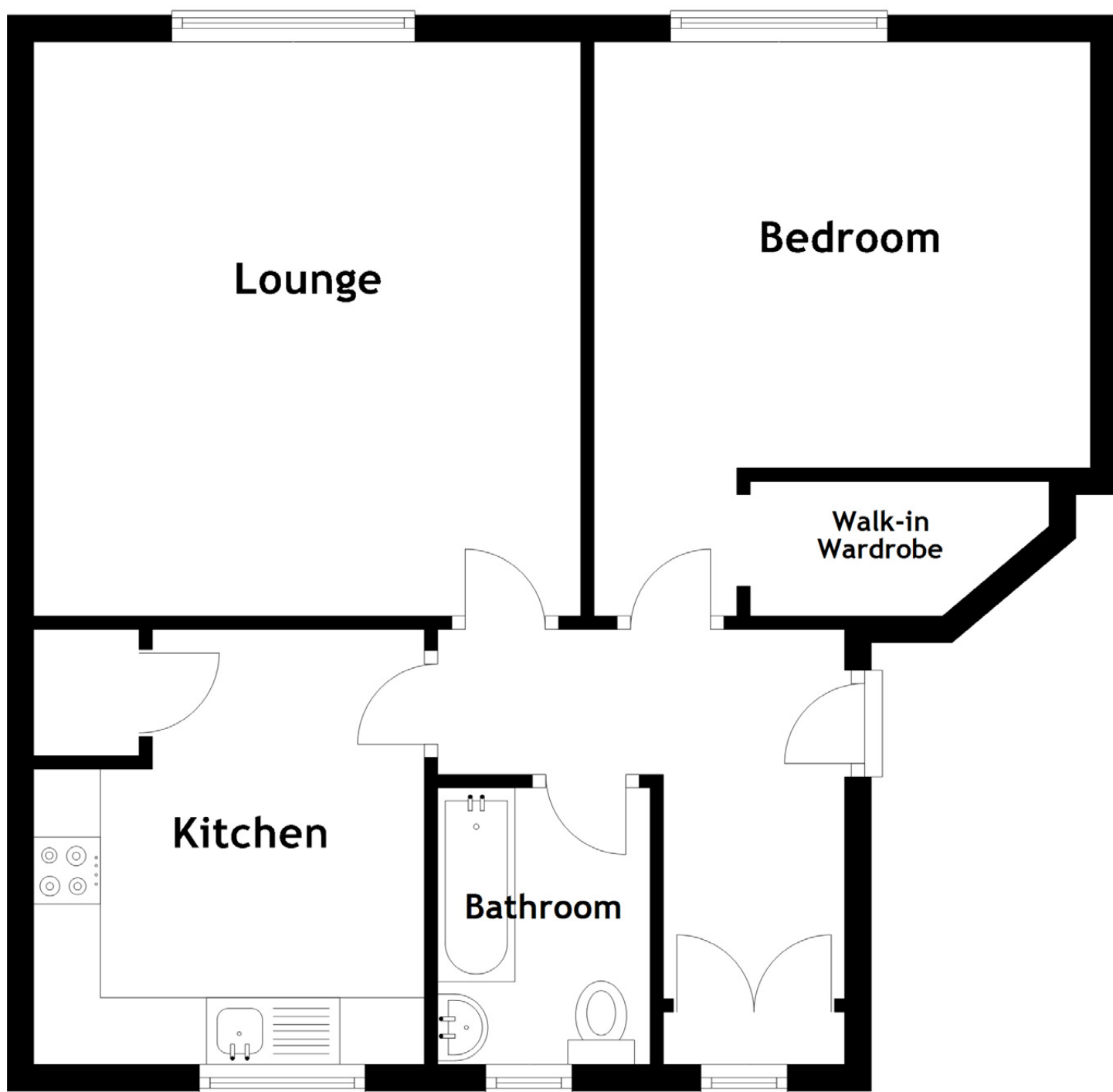


**The Bedroom**









Approximate Dimensions  
(Taken from the widest point)

Lounge	4.31m (14'2") x 4.10m (13'5")	Gross internal floor area (m <sup>2</sup> ): 55m <sup>2</sup> EPC Rating: D
Kitchen	3.26m (10'9") x 2.93m (9'7")	
Bedroom	3.72m (12'2") x 3.20m (10'6")	
Bathroom	2.07m (6'10") x 1.59m (5'3")	









**SAUGHTON PARK**

This property is located in the popular Stenhouse area of Edinburgh, which lies to the west of the city centre.

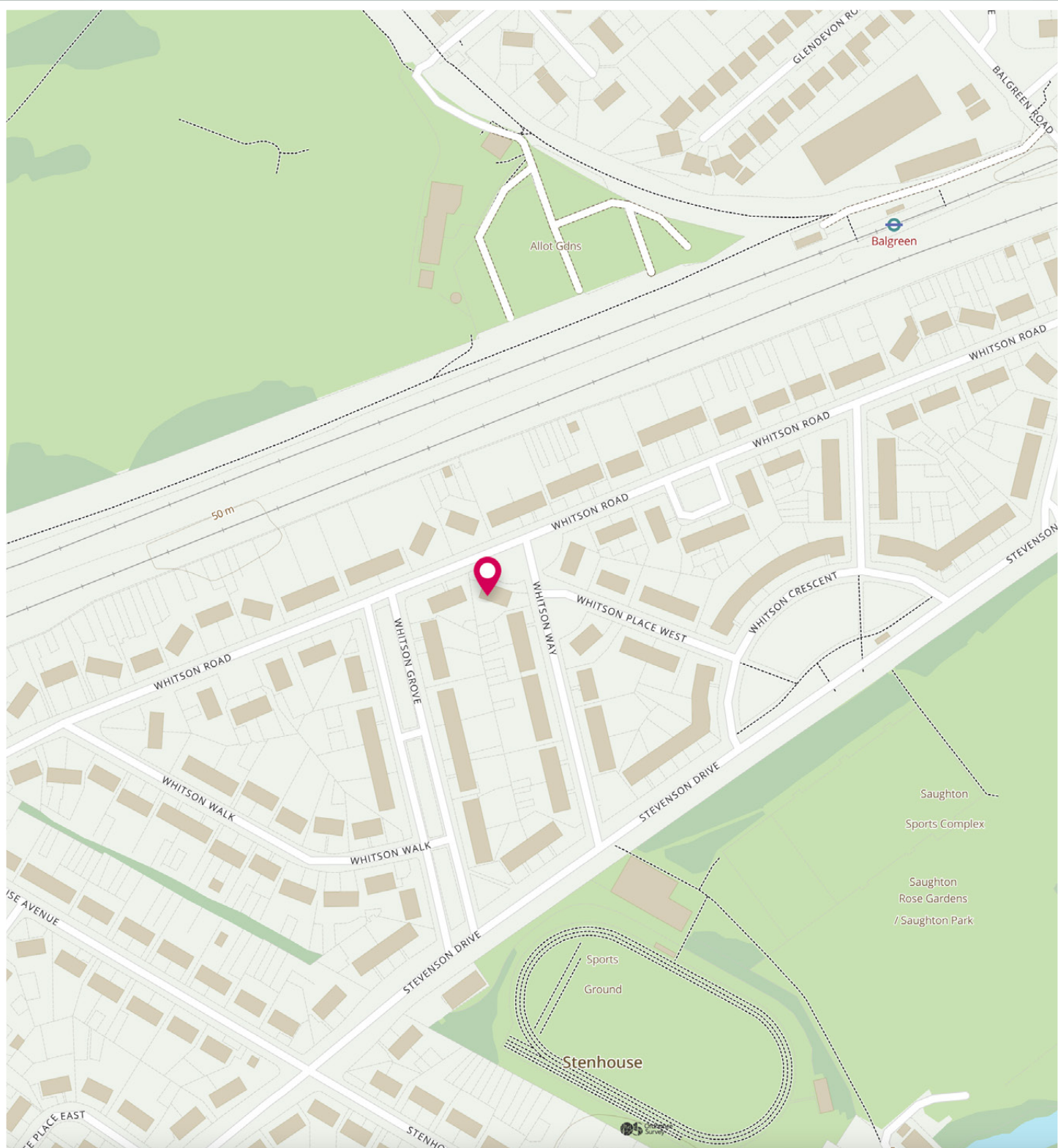
This property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. An alternative choice is available at the Gyle Shopping Centre, whilst Hermiston Gait is just a little further afield. The city centre can be accessed by car in as little as ten to fifteen minutes, depending upon traffic.

Leisurewise the choice is excellent and includes established clubs and organisations which cater for both adults and children alike, a private Health and Sports Club, Edinburgh Zoo and Murrayfield Ice Rink and Rugby Stadium. Schooling is also well represented from nursery to senior level.

An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach and the new tram line operates a short distance from the property.

## The Location





# McEwan Fraser Legal

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