

73/3 Whitson Road

BALGREEN, EDINBURGH, EH11 3BT



*Stunningly presented one bed flat in the
highly sought-after area of Balgreen*



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McEwan Fraser Legal is delighted to present this one-bedroom flat in Balgreen. The property is in walk-in condition and provides an excellent property for first-time buyers and a lucrative investment opportunity alike.

THE LIVING ROOM

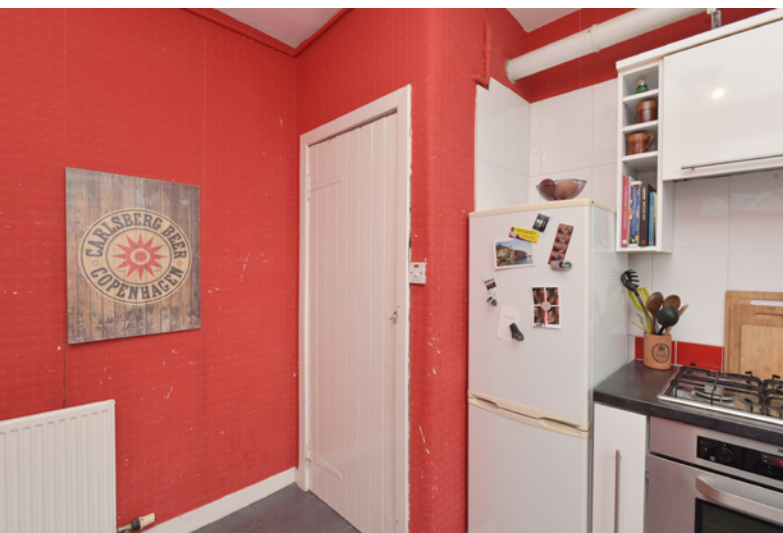


As you walk through the front door and head along the hallway, fitted with brand new and beautiful Herringbone wooden flooring, the spacious living room is to your left. This room benefits from an abundance of natural light through the large windows, a beautiful fireplace and the size of the room allows a full sofa suite alongside a dining room table.

THE KITCHEN



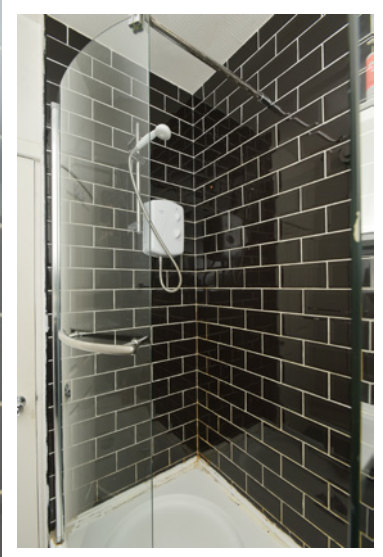
Returning to the hallway you have the kitchen with a gas hob, integrated oven and enough countertop space for the keen chef to cook up a storm.





Walking down the corridor from here you find the large double bedroom with two large windows and currently holds a large freestanding unit. Along the hall from here is the modern three-piece shower room suite with black brick tiling and a large shower unit.

THE SHOWER ROOM



THE BEDROOM

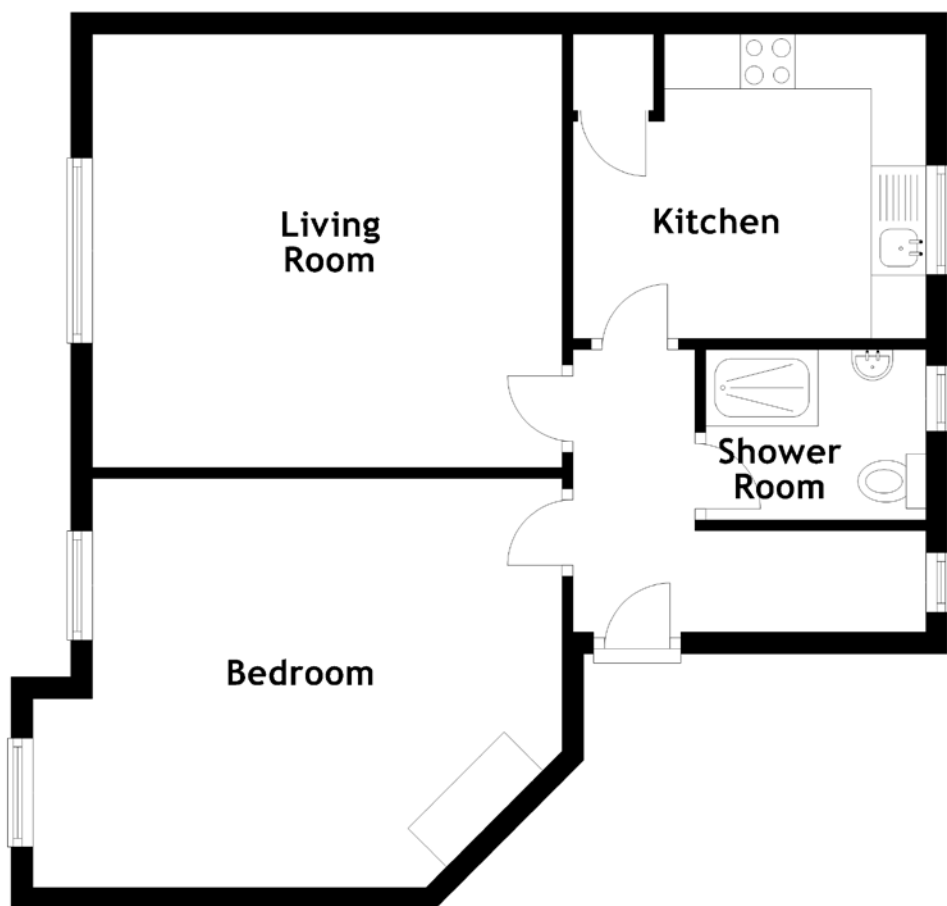


In addition, the property includes on-street parking and a communal garden to the rear. This is a rare opportunity to acquire a central flat in a fantastic location.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

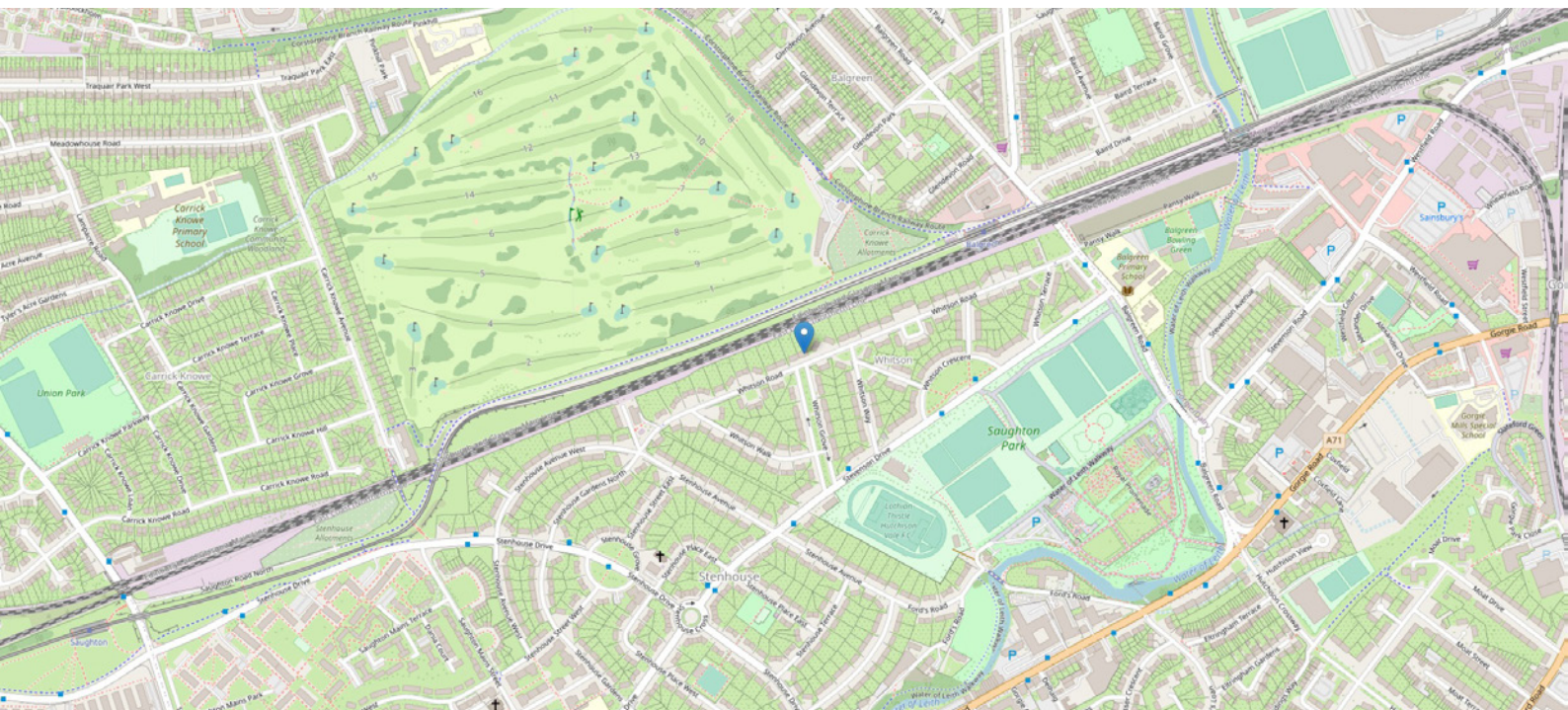
Living Room
Kitchen

4.31m (14'2") x 3.97m (13')
3.24m (10'8") x 2.79m (9'2")

Bedroom
Shower Room

4.86m (15'11") x 3.75m (12'4")
2.02m (6'8") x 1.56m (5'1")

Gross internal floor area (m²): 52m²
EPC Rating: C



THE LOCATION

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.





Many would consider this to be one of the City's best-served suburban shopping centres where there is an exceptionally wide choice as well as an excellent range of banking, building society and post office services. 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. This may be a journey of some two miles only. The alternative route is via the Western Approach Road and although it might be slightly longer, it is generally a little faster. There are excellent bus services that use Corstorphine Road, on a frequent and very regular basis.



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