



NELSONS

Solicitors & Estate Agents

12 Whitson Road

Balgreen | Edinburgh | EH11 3BZ

Offers Over £120,000



'Main door lower villa is popular residential area'

The Property

This main door lower villa is situated within a residential area that is popular with families, retirees and buy to let investors, close to excellent local amenities and well placed for commuting. Entrance hallway with access to most rooms, comfortable light and airy lounge/dining room with window to front providing excellent natural light. The room is further enhanced by laminate flooring and feature fireplace. The kitchen is located off the lounge and comprises ample base and wall mounted units with co-ordinating work surfaces and splash backs. Finally there are two good sized double bedrooms and attractive tiled bathroom comprising white three piece suite with electric shower over bath. Benefits include gas central heating, double glazing and built in storage.

Location

The popular residential area of Balgreen is situated to the west of the City Centre and Whitson Way is surrounded by lovely open green spaces, in particular the popular Saughton Park which with its playground, sports pitches and skate park is a lovely recreational area for children. The highly regarded Balgreen Nursery and Primary School are close at hand and there are good local amenities within walking distance, with a further selection available in the neighbouring areas of Roseburn and Gorgie including a large Sainsburys supermarket. Excellent public transport links run from Balgreen into the

City Centre as well as to the surrounding areas, and by car there is easy access to the Gyle Shopping Centre, City Bypass and Edinburgh Airport.

Extras

There is laminate flooring to most rooms and the built in hob/oven will be included in the sale together with the fridge, microwave, tumble drier and automatic washing machine. (Other items of furniture may be available by separate negotiation).

Gardens & driveway

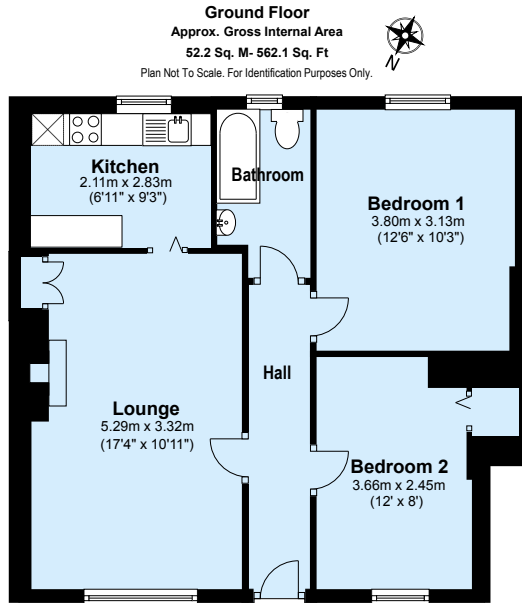
To the front of the property there is a private garden with driveway providing off street parking. To the rear there is a shared drying green.

Viewing

Sundays 2-4pm or by appointment through Neilsons (0131 625 2222) or sellers (077774083126)

EPC Band - D





Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.