



GIBSONKERR
Personal, Family Law & Property

4/2 Whitson Terrace
Balgreen, Edinburgh, EH11 3AY



Property Summary

This two-bedroom ground-floor flat forms part of an established residential development in sought-after Balgreen. It is close to public parks, schools, shops, supermarkets and excellent amenities, as well as being a brief stroll from bus and tram links for a speedy commute to the city centre. The flat itself offers bright and airy accommodation which is attractively presented in light neutral hues. It further benefits from great storage, a recently redecorated living room, a quality kitchen and three-piece shower room. In addition, the home boasts a lawned communal garden with a private garden shed, as well as a private front garden that is enclosed, featuring paving and mature shrubs.

Extras: all fitted floor and window coverings, light fittings, integrated appliances (gas hob, concealed extractor, double oven, and microwave), undercounter fridge, freezer, and washing machine to be included in the sale.

Features

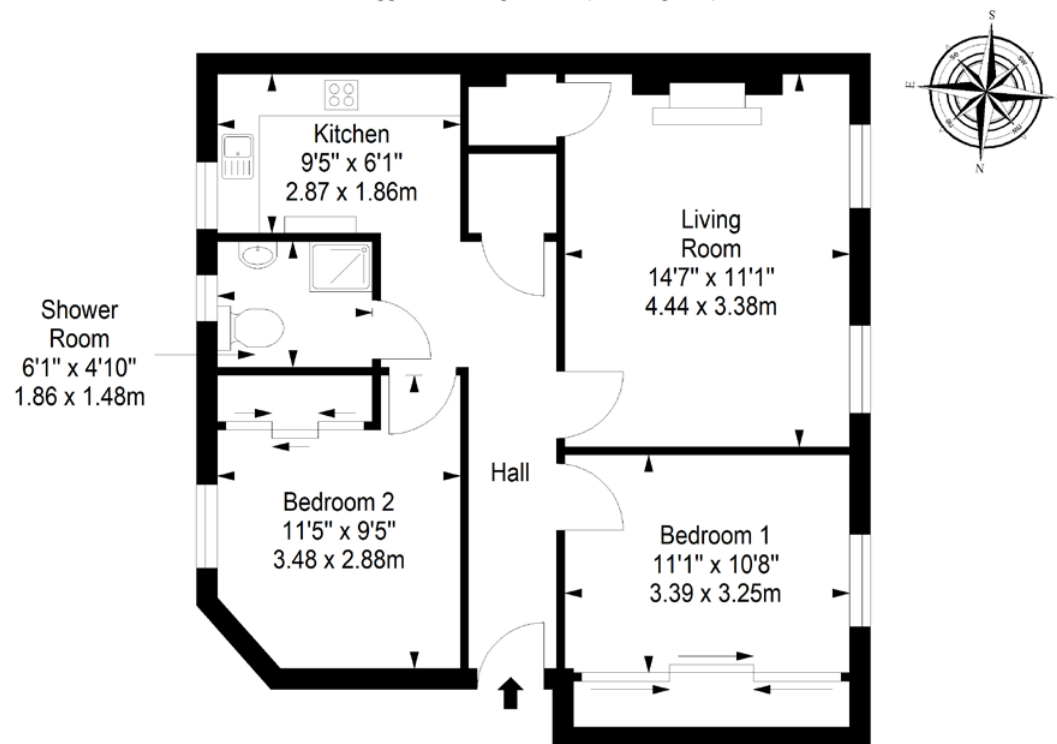
- A spacious ground-floor flat
- Convenient location in popular Balgreen
- Lightly decorated interiors throughout
- Entrance hall with built-in storage
- Spacious, recently decorated living room
- Well-appointed kitchen
- Two bedrooms with fitted wardrobes
- Bright three-piece shower room
- Private, low-maintenance front garden
- Large communal garden and drying area
- Private garden shed in the shared rear garden
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - D



Floorplan

Ground Floor

Approx. 55.6 sq. metres (598.5 sq. feet)



Total area: approx. 55.6 sq. metres (598.5 sq. feet)

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property@gibsonkerr.co.uk

Edinburgh

Family Law, Personal Law & Property Law

6 Randolph Crescent
Edinburgh
EH3 7TH

0131 202 7516

edinburgh@gibsonkerr.co.uk

Glasgow

Personal Law & Family Law

1 West Regent Street
Glasgow
G2 1RW

0141 404 0436

glasgow@gibsonkerr.co.uk

DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.