



Solicitors & Estate Agents



101/4 Whitson Road

Balgreen | Edinburgh | EH11 3BR

Superb opportunity to acquire this lovely two-bedroom first floor flat ideally located within the popular Balgreen district. Benefitting from a private rear garden and conveniently positioned within easy reach of excellent local amenities and transport links, the property offers well-proportioned accommodation and makes an ideal purchase for first-time buyers, couples and young professionals.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - A



Description

An inviting entrance hallway provides access to the accommodation and features a handy storage cupboard. The bright and airy lounge enjoys a dual-aspect outlook and provides ample space for both comfortable lounge and dining furniture. A useful traditional press cupboard provides additional storage. The well-appointed kitchen is fitted with a range of integrated white goods and benefits from partial tiling to the splash areas, under-unit and kickboard lighting and a dual-aspect outlook. Access is also provided to the attic space, which is mostly floored and benefits from a Ramsay ladder, providing excellent additional storage. The generous principal double bedroom enjoys a quiet rear-facing outlook and features twin windows, with plenty of space for a range of freestanding furniture. Bedroom two is another sizeable double room with a front-facing aspect and offers flexible use as a guest bedroom, home office or study if desired. The well-kept bathroom is fully tiled and features smart spot lighting incorporated into the tiling, together with a shower over the bath.



Further benefits include gas central heating, controlled via Hive, and double glazing.

Gardens & Parking

Externally, the property benefits from a charming private rear garden featuring a well-kept lawn, slabbed patio and garden shed. There is also access to a shared drying green. Unrestricted on-street parking is available within the surrounding area for residents and visitors.

Extras

Selected fixtures and fittings, including; integrated induction hob, oven, and hood, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





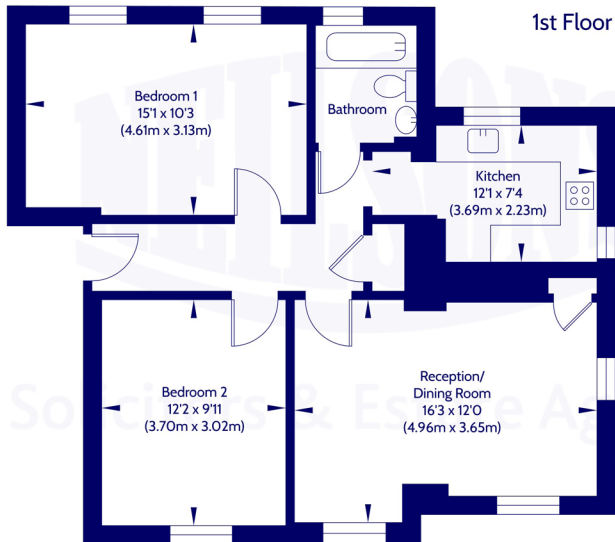
Location

Balgreen lies to the west of the City Centre and boasts a variety of convenient local shops to meet day to day needs, including a Scotmid. Further amenities can be found in the neighbouring district of Corstorphine and at The Gyle Shopping Centre which houses a fantastic range of restaurants and high street shops. There is a frequent bus and tram service to the City Centre and surrounding areas and the City Bypass is also easily accessible, providing links to central Scotland's main motorway network. Leisure activities in the area include Edinburgh Zoo, Murrayfield stadium and the beautiful water of Leith walkway. Education from nursery to secondary level is well catered for and both Napier and Heriot-Watt University are within easy travelling distance.





Approx. Gross Internal Floor Area 64 Sq M / 687 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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