



WHITSON
WAY

2/4 Whitson Way
SAUGHTON | EDINBURGH | EH11 3BJ


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Situated on Whitson Way in the popular Saughton area of Edinburgh, this two-bedroom first floor flat offers spacious and well-proportioned accommodation, making it an ideal opportunity for first-time buyers, couples or investors.

The property is entered via an entrance hallway providing access to the accommodation. The bright and spacious living room offers a welcoming space for relaxing and entertaining. The kitchen is fitted with a range of floor and wall-mounted units, providing practical storage and workspace.

There are two generous double bedrooms, offering flexible accommodation for a variety of needs. Completing the interior is a bathroom comprising a two-piece suite and a separate shower cubicle.

Externally, the property benefits from a private rear garden, providing an excellent outdoor space to enjoy, together with access to a communal garden area.

- First floor two bedroom flat
- Private rear garden and access to communal area
- Close to local amenities
- Excellent transport links
- Double glazing
- Gas central heating

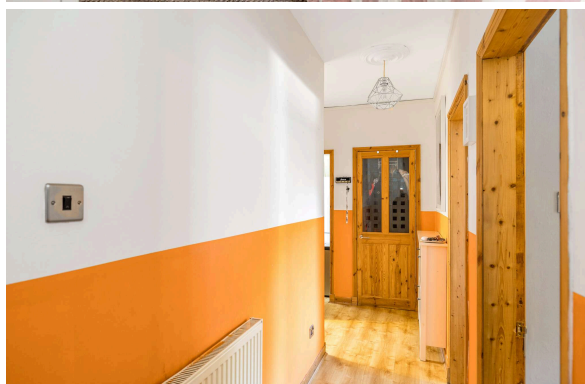
Energy Rating C, Council tax band A.
There is no factor associated with this property.

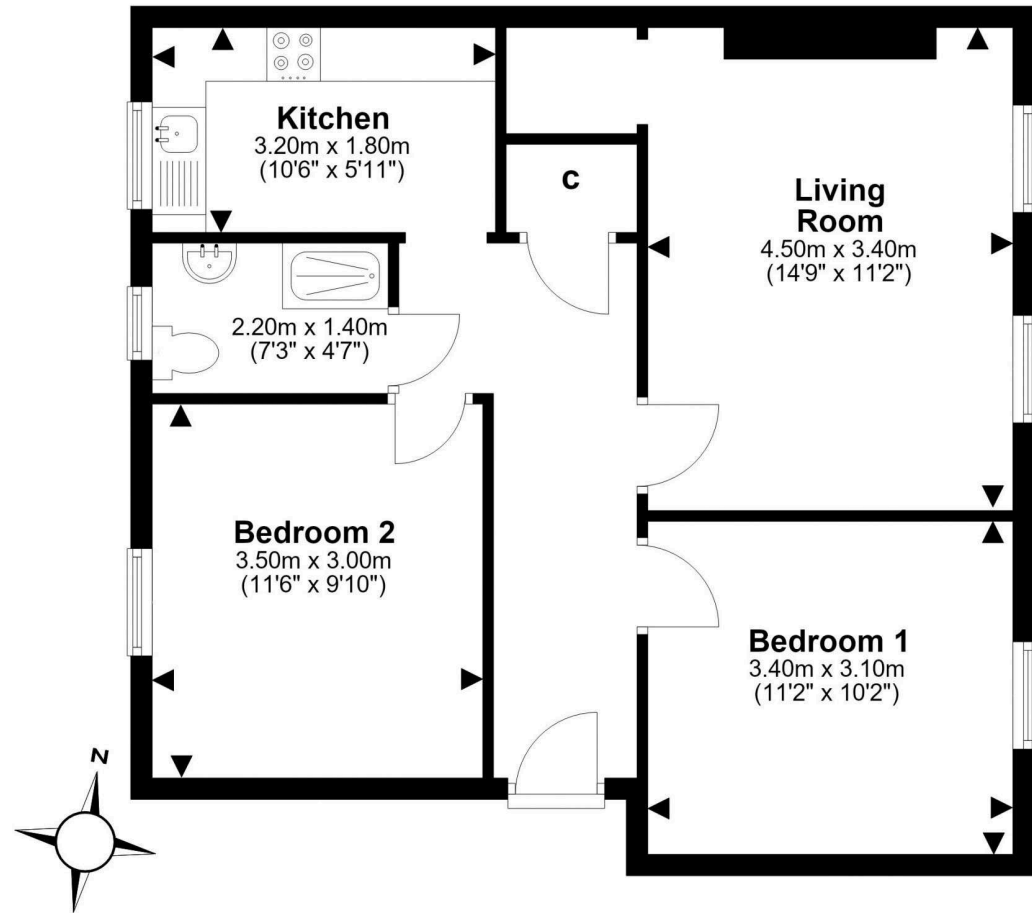
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the Saughton area of Edinburgh, which lies to the west of the City Centre. The flat is well positioned to take advantage of shops serving the local community. Further shops, banks, building societies and postal services can be found at Sighthill and Corstorphine, both locations being easily accessible. The Gyle shopping complex is also located within easy reach. Schooling is well represented from nursery to senior level, with Broomhouse and St. Joseph's primary schools well within walking distance. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

Extras included in this sale will be oven, fridge freezer, washing machine and garden shed.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.