



9/3, Whitson Crescent, Edinburgh, EH11 3BA

Tastefully Presented, Two-Bedroom, First-Floor Flat with Garden Plot

Up to date price and viewing info at mov8realestate.com/property

espc rightmove[®] Zoopla
find your happy

Property Description

Tastefully presented, two-bedroom, first-floor flat, with a private garden plot, forming part of an established residential development. Conveniently located in the popular Balgreen area adjacent to a shared green, just west of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, and a shower room.

Featuring extensive quality wood flooring, a fitted kitchen with appliances, and a modern shower suite. In addition, there is gas central heating, double glazing, and good storage provision.

Externally, there is a private, fenced garden plot with a lawn and storage shed, a shared drying green, and unrestricted street parking to the front.

A welcoming entrance hall provides access to all areas of the property and benefits from a useful storage cupboard and quality wood flooring, which flows seamlessly into the spacious front-facing living room. This generous reception room features a built-in storage cupboard, a fireplace with a stone-effect surround and twin windows enjoying a southerly aspect, allowing an abundance of natural light to fill the space.

Positioned to the rear, the kitchen is fitted with a range of wall and base units and worktops, a stainless-steel sink with drainer and a tiled splashback. Integrated appliances include a hob and oven, while a freestanding fridge/freezer and washing machine are also included in the sale.

The property offers two well-proportioned double bedrooms. Bedroom one is situated to the front and features neutral décor, laminate flooring and a large corner-fitted wardrobe incorporating a mirrored door. The second double bedroom is set to the rear and provides ample space for freestanding furniture. Completing the accommodation, the shower room is fitted with a modern suite and features a combination of tiled and panelled splashback walls.



9/3 Whitson Crescent, Edinburgh, EH11 3BA

Approximate Gross Internal Area: (592 sq ft - 55 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Balgreen is a well-regarded and conveniently located suburb to the west of Edinburgh city centre, with a wide range of local amenities and excellent transport links, offering an ideal base for commuters and families alike. Residents enjoy easy access to a variety of recreational facilities, including Saughton Sports Complex, Craiglockhart Leisure and Tennis Centre, Corstorphine Hill Nature Reserve, Edinburgh Zoo, and Murrayfield Stadium and Ice Rink. Saughton Park and its beautiful Rose Gardens provide an attractive green space for relaxation and outdoor recreation, while a number of other public parks and golf courses further enhance the area's leisure appeal. The area also benefits from

well-regarded primary and secondary schools, while nearby Gorgie and Chesser offer a wide range of additional shops, services and everyday amenities, including Sainsbury's at Murrayfield and Asda in Chesser. The area benefits from excellent transport links, with regular bus and night-bus services to Edinburgh city centre and surrounding areas, as well as a nearby tram stop at Balgreen. The Gyle Centre, Gorgie and Chesser, with their range of shops and supermarkets, are also conveniently accessible. With its excellent blend of local amenities, green spaces and connectivity, Balgreen continues to be a sought-after residential location.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.