



117/3 WHITSON ROAD

Sighthill, Edinburgh, EH11 3BP



1

Public Room



2

Bedroom



1

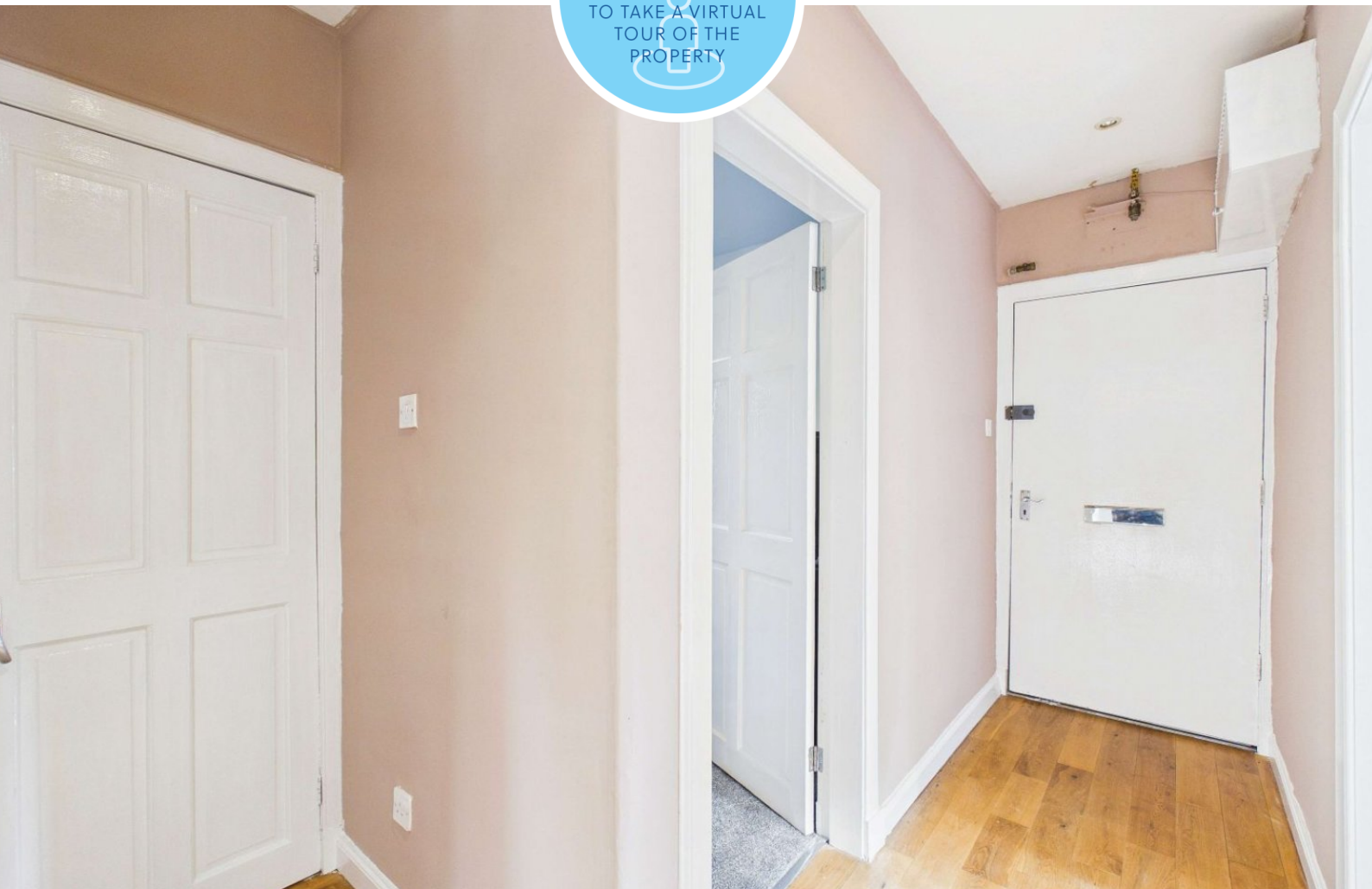
Bathroom

117/3 WHITSON ROAD

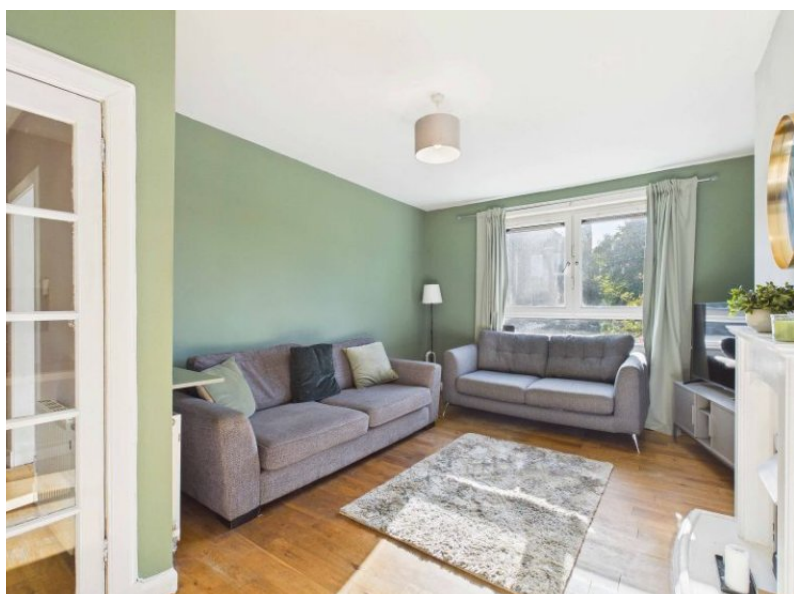
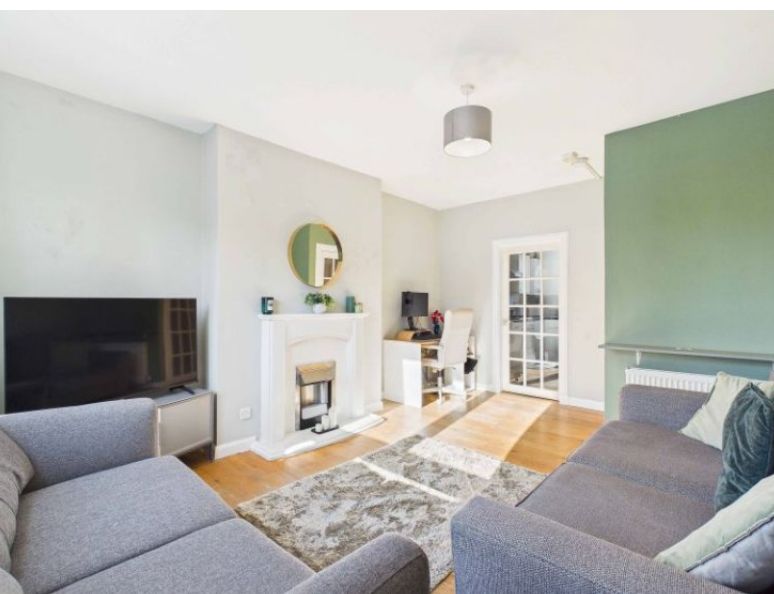
Well placed for city living, 117/3 Whitson Road is a contemporary flat in Sighthill, with easy access to Edinburgh's key destinations. Regular bus services and nearby road links connect the area to the city centre, Edinburgh Park and beyond, while local shops, supermarkets, leisure facilities and green spaces keep everyday essentials close at hand. With its manageable layout and convenient location, the flat will appeal to first-time buyers, couples, professionals and buy-to-let investors. Accessed via a communal entrance, the home opens into a hall with storage. The bright living room with a fireplace, while the modern kitchen offers a practical space for everyday cooking, and two double bedrooms, complemented by a bathroom. There is also a shared garden and on-street parking. Extras: All fitted floor and window coverings, light fittings and integrated appliances, the fridge and washing machine are included.

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RECEPTION ROOMS & LIVING SPACE





FEATURES

- Contemporary flat in well-connected Sighthill
- Well-presented modern interiors
- Established residential block with communal entrance
- Entrance hall with storage cupboard
- Bright living room with a focal fireplace
- Modern fitted kitchen
- Sunny main bedroom with a wardrobe
- Versatile second double bedroom
- Bathroom with three-piece suite
- Communal garden grounds
- Unrestricted on-street parking
- Gas central heating and double glazing







THE BEDROOMS & BATHROOMS



SIGHTHILL, EDINBURGH

Lying just six miles from the city centre, and enjoying excellent transport links, is the popular suburb of Sighthill. Well-served by everyday amenities, the area hosts an array of local shops, a medical centre and a library, while the nearby Gyle Shopping Centre houses a wealth of fashionable retail outlets, as well as a choice of supermarkets. The area's public park provides a pleasant space for outdoor recreation, whilst numerous gyms and leisure centres can be found in the surrounding area. Leading into the city, the scenic Union Canal is also popular with walkers, joggers, and cyclists, providing an idyllic walkway for summer strolls.

Offering education facilities at all levels, there is primary and secondary education close by. Plus, Sighthill is home to Edinburgh College and Edinburgh Napier University campuses. Intersected by one of the city's main arteries, Sighthill benefits from frequent bus services, whilst nearby train stations provide frequent routes to Glasgow, into Edinburgh city centre, and across West Lothian and Stirlingshire. Due to its westerly location, the area also offers swift access to the Edinburgh City Bypass, Edinburgh International Airport, and the motorway network. Furthermore, there is a tramline close by for a direct route to the airport or the city centre.



VIEWING BY APPOINTMENT ONLY
WITH GILSON GRAY ON 0131 516 5366

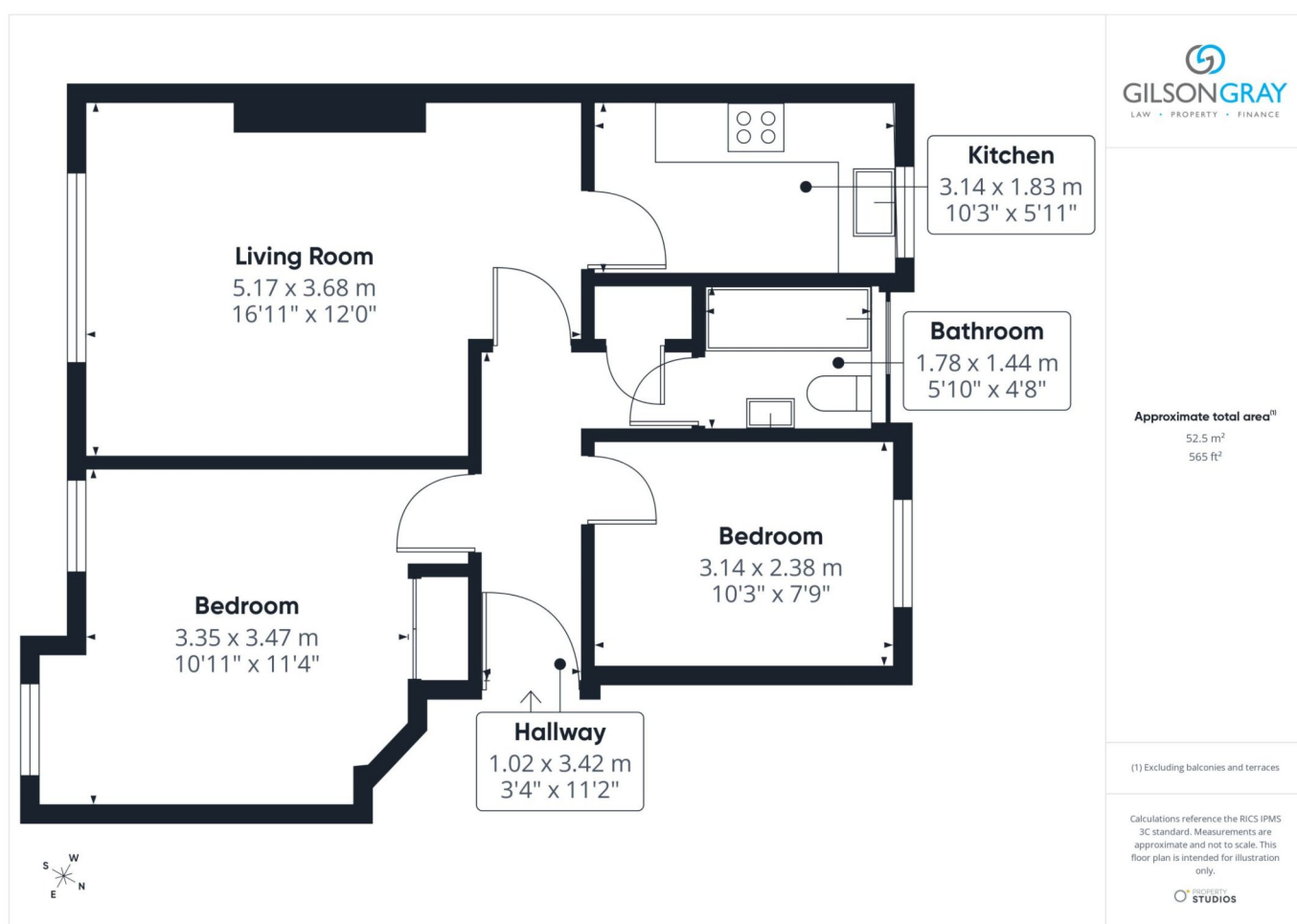
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