

25 Whitson Road, Edinburgh, EH11 3BU

Attractive and spacious two-bedroom upper villa with private rear garden

URQUHARTS
EDINBURGH



DESCRIPTION

25 Whitson Road is an attractive and spacious two-bedroom upper villa with private rear garden situated in the popular Balgreen and neighbouring Stenhouse area. The property is superbly situated with excellent local amenities, schools and public transport links within the immediate vicinity and has recently been renovated to suit a range of buyers.

Entrance hall with stairs leading to the accommodation above; bright south-facing living room / dining room with gas fireplace; modern fitted kitchen with wall and base units and appliances; two good-sized double bedrooms, one with built in wardrobes; shower room; and useful storage area.

ACCOMMODATION

Entrance hall. Living room / Dining room. Kitchen. Two double bedrooms. Shower room.

Gas central heating. Double glazing. Private rear garden and communal drying green. Unrestricted on street parking.

LOCATION

Whitson Road is situated within a popular and well-established residential area, approximately two miles west of Edinburgh city centre. The area benefits from an excellent range of local amenities, with nearby shops catering for everyday needs, alongside a 24-hour ASDA, Aldi, Marks & Spencer Foodhall and Sainsbury's supermarket, all within easy reach. The property is ideally positioned for outdoor recreation, with the attractive green open spaces of Saughton Park virtually on the doorstep. The park offers a range of facilities, including a sports complex, skate park and children's play area and the nearby Water of Leith walkway and cycle network, together with the Union Canal, provide excellent opportunities for walking, cycling and enjoying the outdoors. A variety of leisure and sporting facilities are also nearby, including Nuffield Health and PureGym, Carrick Knowe Golf Club, five-a-side football pitches and the O2 Academy at the Corn Exchange. Edinburgh Zoo, Murrayfield Ice Rink and Murrayfield Rugby Stadium are also within convenient reach. Regular bus services provide access throughout Edinburgh and the surrounding areas with Balgreen tram stop within comfortable walking distance, offering convenient connections to the city centre, Edinburgh Airport and beyond. Excellent road links provide easy access to the City Bypass and the wider motorway network. Schooling is well-represented in the area from nursery to senior level.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **B**
The property has an Energy Rating Category **C**
Tenure Freehold





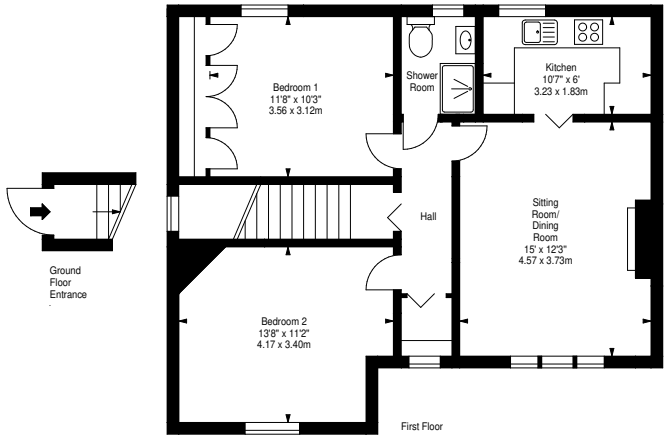




25 Whitson Road,
Edinburgh,
Midlothian, EH11 3BU

SquareFoot

Approx. Gross Internal Area
725 Sq Ft - 67.35 Sq M
For identification only. Not to scale.
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NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.
2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.
5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home Report is available upon request from Urquharts Property – please email property@ urquharts.co.uk.

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