

81/1 WHITSON ROAD  
STENHOUSE, EDINBURGH, EH11 3BR

CURRAN & CO  
PROPERTY



OFFERS OVER £125,000



'Boasting a private south-facing front garden and beautiful views, 81/1 Whitson Road is an exceptionally bright and generously proportioned one bedroom ground'

- Entrance Hall
- Living Room
- Kitchen
- Double Bedroom
- Wet Room
- Gas Central Heating & Double Glazing
- Private Front Garden
- Unrestricted Street Parking



#### Description

Situated on a quiet residential street and boasting a private south-facing front garden and beautiful views, 81/1 Whitson Road is an exceptionally bright and generously proportioned one bedroom ground floor flat. Entered through an immaculately-kept communal stair via a recently upgraded secure door entry system, the accommodation comprises: 'L' shaped entrance hall with windowed section that could be utilised as a home office area; living room with views of over the front garden and as far as The Pentland Hills and ample space for a dining table and chairs; well-equipped kitchen with views of the rear garden and Corstorphine Hill, base and wall-mounted units, free-standing under-counter fridge, separate counter-top freezer, washing machine and integrated electric oven, stainless steel gas hob and extractor hood; double bedroom (which boasts the same beautiful outlook as the living room) with alcove and fitted mirrored wardrobe and tiled wet room with chrome towel rail and wall-mounted mirrored unit.

Further benefits of this property gas central heating (Worcester combi-boiler), double glazing and stripped wood floorboards throughout the hall and living room.

Externally there is a private, gravelled front garden lined with hedging and a shared rear drying green. There is unrestricted street parking to the front of the property.

Extras to be included in the sale are the white shelving units fitted with lights in the living room, the three storage units in the bedroom, all carpets and floor coverings, curtains and blinds, and freestanding and integrated kitchen appliances.

#### EPC Rating

The EPC rating for this property is band C.

#### Council Tax

The council tax banding for this property is band A.

#### Location

Stenhouse is a popular suburb situated approximately three miles west of Edinburgh's city centre. There is a good range of local amenities including independent shops, a Tesco Express, pharmacy, medical centre, and a post office. More comprehensive shopping facilities can be found at nearby Chesser which boasts an ASDA supermarket and Edinburgh West Retail Park. Leisure facilities in the area include Edinburgh Zoo, Murrayfield Rugby Stadium, Saughton Sports Complex and a choice of nearby gyms. Saughton Park & Gardens and Carrick Knowe Golf Course are also close at hand. Education is well represented locally from nursery to senior level and both Napier and Heriot Watt Universities are within close proximity. Regular bus and tram services provide easy access to the city centre, Edinburgh Airport and surrounding areas.

#### Viewing

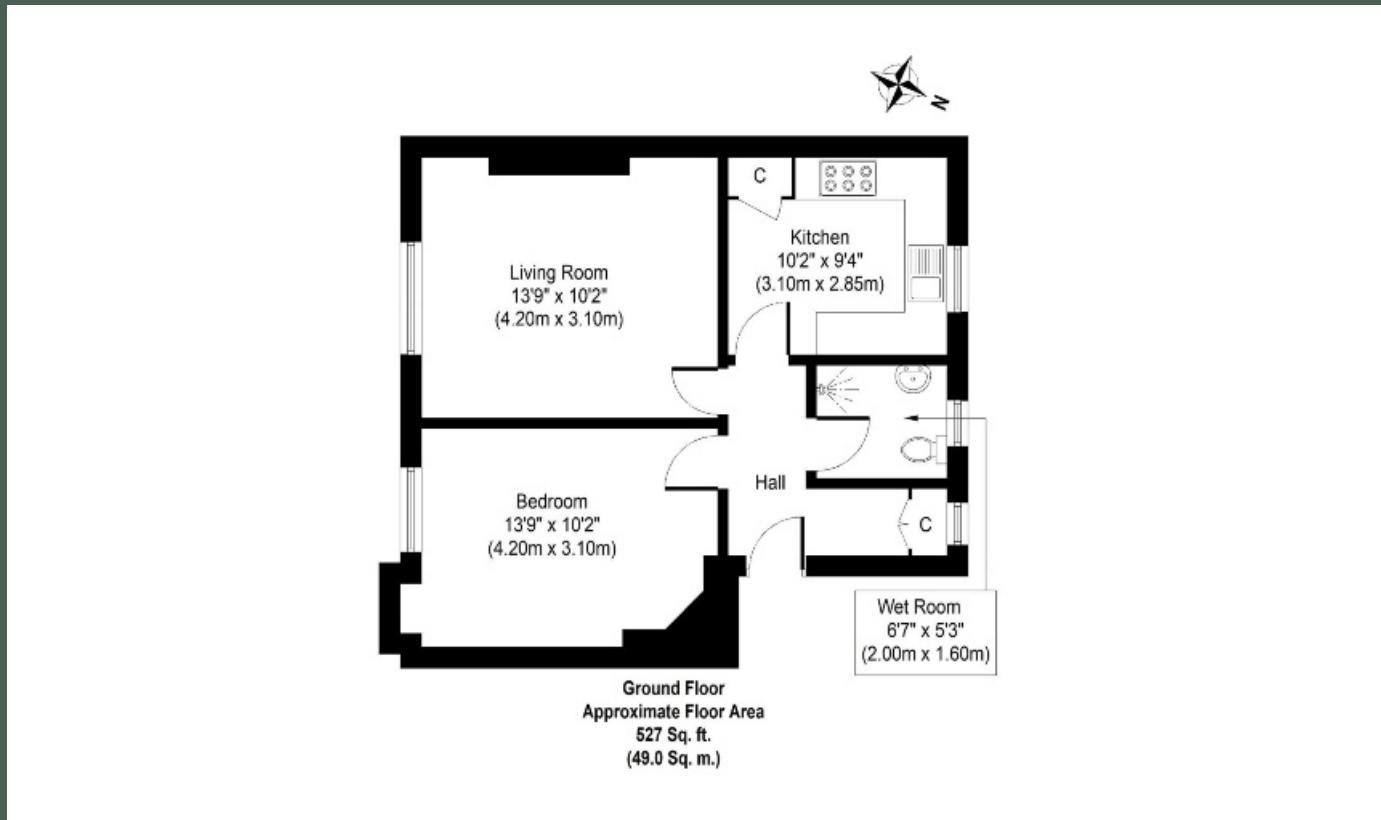
Viewing is by appointment. Please contact our office on 0131 259 9177 to arrange.





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#### Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.  
All measurements are approximate and are generally taken from the widest point.