



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**66/3 Whitson Road**

EDINBURGH, EH11 3BS

# 66/3 WHITSON ROAD

## THE LOCATION

This property is located in the popular Stenhouse area of Edinburgh, which lies to the west of the city centre. The property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. An alternative choice is available at the Gyle Shopping Centre, whilst Hermiston Gait is just a little further afield.

The city centre can be accessed by car in as little as ten to fifteen minutes, depending upon traffic. Leisure facilities are excellent

and include many established clubs and organisations which cater to both adults and children alike, a private health and sports club, Edinburgh Zoo and Murrayfield Ice Rink and rugby stadium are all easily within reach. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are a ten-minute journey away. The airport tram line operates a short distance from the property and is another option for travel when looking to venture into the city.

## THE PROPERTY

New to the market is this two bedroom first floor flat located in the heart of Stenhouse. The property's location has excellent transport links and is close to the tram line making it ideal for commuting into the city centre. The property on offer has plenty of scope for a cosmetic upgrade and briefly comprises an entrance hallway with useful storage, a spacious living room with two windows and fire feature, a fully equipped kitchen, two double bedrooms with ample space for freestanding furnishings. The white three-piece fully tiled shower-room

completes the rooms. The property further benefits from an attic space, double glazing and gas central heating system to ensure a cosy living environment all year round. Externally there is a private garden area to the rear of the property with laid lawn and shed. Plenty of free on-street parking to the front is also available.

Early viewing is highly recommended as the scope and location of this property will appeal to a wide variety of buyers.





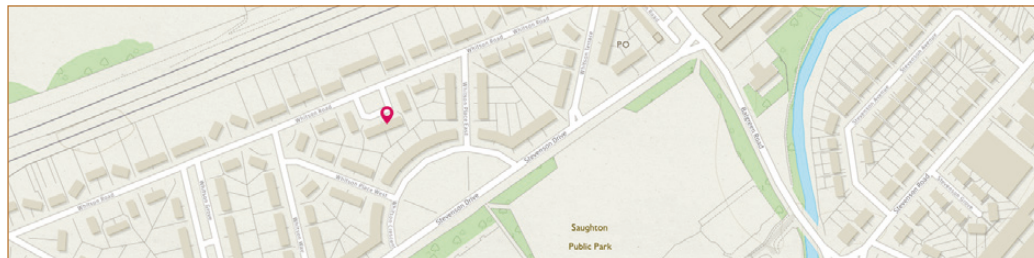
Approximate Dimensions  
(Taken from the widest point)

|             |                               |
|-------------|-------------------------------|
| Lounge      | 5.02m (16'6") x 3.67m (12'1") |
| Kitchen     | 2.43m (8') x 2.27m (7'5")     |
| Bedroom 1   | 4.56m (15') x 3.12m (10'3")   |
| Bedroom 2   | 3.76m (12'4") x 3.01m (9'11") |
| Shower Room | 1.99m (6'6") x 1.67m (5'6")   |

Gross internal floor area (m<sup>2</sup>): 67m<sup>2</sup>

EPC Rating: D

Extras (Included in the sale): All fixtures, fittings, floor coverings, appliances and white goods.



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Text and description  
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Surveyor



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Layout graphics and design  
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