



McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797 // THIS PROPERTY IS SUBJECT TO A BUYER'S PREMIUM

13 Whitson Road

BALGREEN, EDINBURGH, EH11 3BZ

13 WHITSON ROAD EDINBURGH, EH11 3BZ

Balgreen is an exclusively residential district. Locally there are a number of useful shops, especially at Western Corner and Saughtonhall Drive and St. John's Road, Corstorphine.

Many would consider this to be one of the city's best served suburban shopping centres where there is an exceptionally wide choice as well as an excellent range of banking, building society and Post Office services. Roseburn provides reasonable alternatives, which is closer to the city centre. Alternatively the property lies within a short drive of the South Gyle Shopping Centre.

This is a particularly green part of the city being just off the lower slopes of Corstorphine Hill. Carrick Knowe Golf Course lies west, the grounds of Murrayfield lie to the east and to the south is Saughton Park, Edinburgh Zoo, Corstorphine Hill offers almost country-like walks, within the very heart of the city.

Edinburgh's formal entertainment facilities are highly concentrated between the West End and Tollcross. Balgreen Road leads fairly quickly on to the Western Approach Road which terminates in the very heart of this area. Here there are cinemas and theatres, the Usher Hall, all manner of restaurants and bars, indoor sports facilities and health clubs. The direct route into the city centre is along Corstorphine Road, via Haymarket and Haymarket Station and onto the West

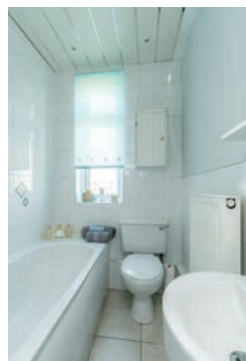
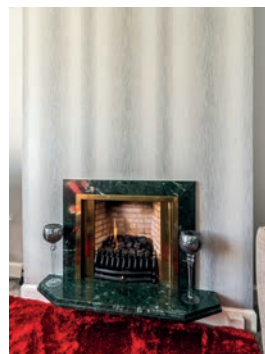
A HIGHLY DESIRABLE, TWO BEDROOM LOWER VILLA WITH EXCELLENT LOCAL AMENITIES AND TRANSPORT LINKS

End. The alternative route is via the Western Approach Road and although it might be slightly longer, it is generally a little faster. There are excellent bus services that use Corstorphine Road, on a frequent and very regular basis.

An excellent opportunity has arisen to acquire this highly desirable two bedroom lower villa, well situated within the picturesque village of Balgreen. Viewing of this property is highly recommended. Internally, this accommodation is in excellent decorative order, briefly consisting of an entrance hallway, a bright and spacious lounge with large window to the front and feature gas fire. The kitchen is partially tiled with a mixture of wall and base units. The spacious master bedroom, along with a second double bedroom, are both good sized rooms that are filled with natural light. Finally, the bathroom is partially tiled and benefits from an overhead shower and boasts a full three-piece white suite.

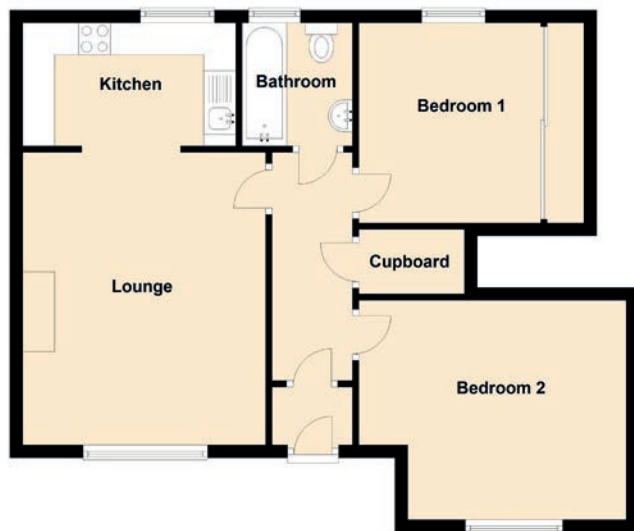
The private garden area to the rear is laid to lawn and contains a substantial garden shed and is very well maintained by the current owner. Gardens to the front are mainly mono-blocked making a driveway for at least three cars. More than adequate on-street parking is also available to accommodate for residents and visitors.

This property also benefits from gas central heating and full double glazing.



PROPERTY SPECIFICATIONS

Ground Floor



Approximate Dimensions
(Taken from the widest point)

Lounge	4.58m (15') x 3.81m (12'6")
Kitchen	3.34m (10'11") x 1.93m (6'4")
Bedroom 1	3.53m (11'7") x 3.14m (10'4")
Bedroom 2	4.19m (13'9") x 3.44m (11'3")
Bathroom	1.93m (6'4") x 1.47m (4'10")

Gross internal floor area (m²)

69 m²

EPC Rating

C

Extras
(Included in the sale)

All fitted carpets, floor coverings and light fittings. Other items may also be available through separate negotiation.

BUYERS PREMIUM VALUE - £2,450 PLUS VAT

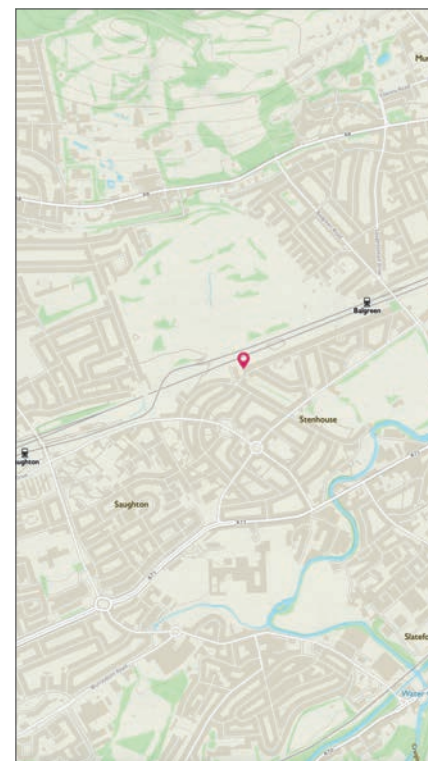


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Part
Exchange
Available

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Text and description
SCOTT CAMERON
Surveyor



Professional photography
VIKTOR VASS
Photographer



Layout graphics and design
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Designer