

39 WHITSON ROAD
BALGREEN, EDINBURGH, EH11 3BU

CURRAN & CO
PROPERTY



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OFFERS OVER £180,000



'39 Whitson Road is a well-presented lower flat, situated on a quiet residential street and boasting sizeable private gardens. An ideal first time buy, viewing is highly recommended.'

- Living / Dining Room
- Well-equipped Kitchen
- Two Double Bedrooms
- Modern Wetroom
- Gas Central Heating & Double Glazing
- Private Front & Rear Gardens
- Ideal First Time Buy
- Excellent Local Amenities & Transport Links



Description

39 Whitson Road is a well-presented two bedroom lower flat, situated on a quiet residential street and boasting sizeable private gardens. The property is bright, spacious and well-placed to take advantage of excellent local amenities and transport links into the city centre. An ideal first time buy, viewing is highly recommended.

The accommodation comprises: entrance hall; spacious living room with a feature gas fireplace and ample space for a dining area; well-equipped kitchen with base and wall-mounted units, integrated dishwasher and free-standing washing machine and fridge/freezer; two carpeted

double bedrooms, both with wardrobes; and a modern wetroom with electric shower and fitted unit.

Further benefits include gas central heating and double glazing throughout.

Externally there is a private front garden laid to lawn with mature borders and rose bushes, a shared drying green and an expansive fenced rear garden laid to lawn with a garden shed. Unrestricted street parking is available to the front of the property.

Extras

Extras to be included in the sale are all carpets and floorcoverings,

curtains and blinds, and kitchen appliances.

EPC Rating

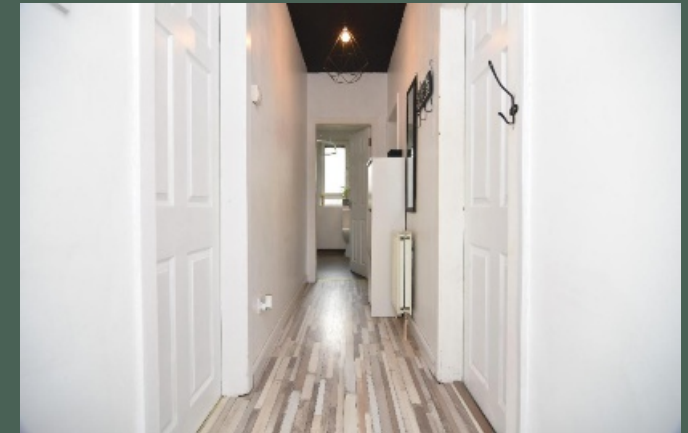
The energy efficiency rating of this property is band C.

Council Tax

This property is subject to council tax band B.

Viewing

Viewing is by appointment. Please contact our office to arrange.





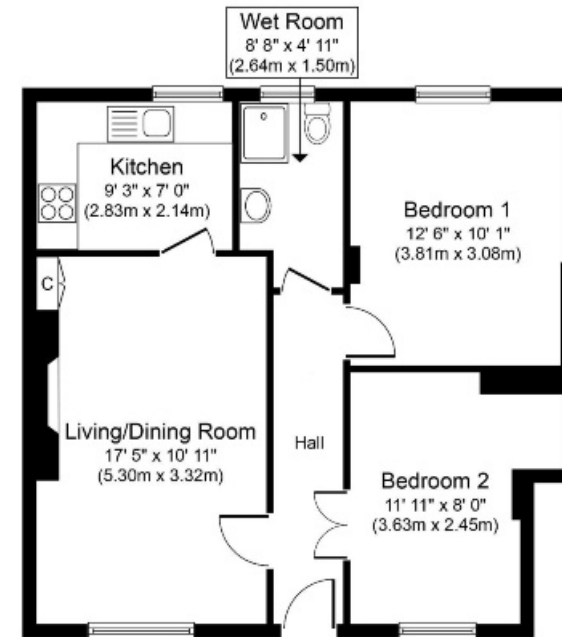
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Ground Floor
Approximate Floor Area
814 sq. ft.
(57.0 sq. m.)

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.