

39 WHITSON ROAD  
BALGREEN, EDINBURGH, EH11 3BU

CURRAN & CO  
PROPERTY



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FIXED PRICE £185,000



'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

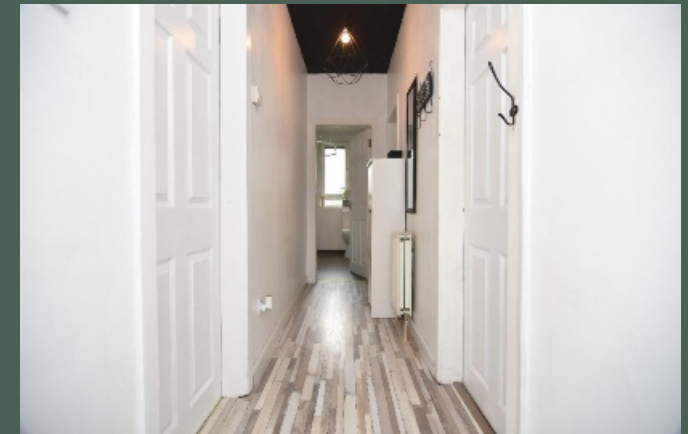
The energy efficiency rating of this property is band C.

#### Council Tax

This property is subject to council tax band B.

#### Viewing

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





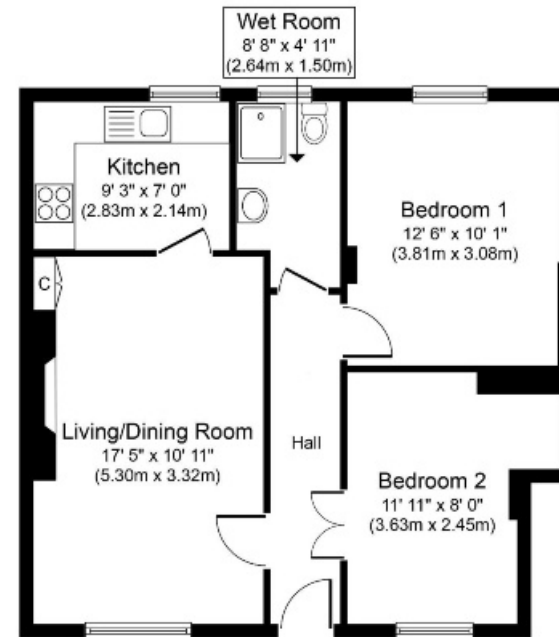
# CURRAN & CO PROPERTY

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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.