

D.J.ALEXANDER



6/2 Whitson Terrace  
Edinburgh | EH11 3AY



## Property Overview

- Entrance vestibule
- Hall
- Sitting room
- Kitchen
- Two bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Private front garden
- Communal rear garden
- On street parking

## Description

This two bedroom ground floor flat is situated in the Balgreen district of Edinburgh and would make an excellent home or investment. The accommodation comprises: entrance vestibule; hallway with large storage cupboard; comfortable sitting room with two windows, large storage cupboard and a feature fireplace; kitchen with ample wall and base units, tiled splashback and freestanding appliances; two double bedrooms and; the naturally lit bathroom with three piece white suite which completes the accommodation.

The property has the benefit of gas central heating, double glazing, private front garden and communal rear garden which add to the appeal of the property.

## Location

The flat is situated in the Balgreen district in Edinburgh, approximately 3 miles from the city centre to the west of Edinburgh. Local leisure amenities in Chesser include the Edinburgh Corn Exchange (gigs, exhibitions and events), restaurants, World of Football, bowling facilities and there is also the new Edinburgh West in the old Fruitmarket retail park providing shopping facilities (M&S Food with café, ALDI, Costa Coffee etc) along with the twenty-four hour Asda supermarket. For those who like to work out at a gym, both Nuffield Health and Pure Gym are within easy reach of the flat. Saughton Park/Water of Leith are located on the doorstep of the property. Murrayfield Rugby Stadium and Ice Rink are also located within one mile of the property. Balgreen Tram Station is located less than a quarter of a mile from the property and provides regular trams both East into the city centre and West to Edinburgh Airport. Regular bus services operate along Gorgie Road, providing routes into/around the city centre. Motorists can find easy access to the city bypass, in turn linking to the M8, Edinburgh Airport, Gyle Business Park and the wider motorway network. The Western Approach Road also leads directly into the heart of the city's entertainment area including Fountain Park, where there is a multi-screen cinema, bowling alley, Virgin gym and casino, together with a selection of eateries.

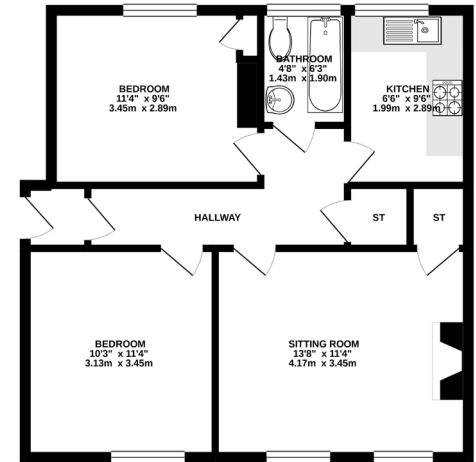
## Extras

All fitted flooring, window coverings, appliances and shed in rear communal garden are included in the sale. No warranties, guarantees or inventory will be provided.

## Viewings

By appointment with DJ Alexander.

GROUND FLOOR  
556 sq.ft. (51.6 sq.m.) approx.



### Important Notice:

- 1: These particulars do not form part of an offer or a contract of sale.
- 2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
- 3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer.
- 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale.
- 5: All services and appliances have not been tested for efficiency or safety and no warranty is given.

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