



**34 Whitson Road, Balgreen,
Edinburgh, EH11 3BU**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

ATTRACTIVE

TWO BEDROOM UPPER FLAT



This most attractive and spacious, two-bedroom, upper flat, forming one of a block of four, which is situated in the popular Balgreen district in Edinburgh, close to local shops, schools, green spaces and transport links. It has a lovely open out look to the front overlooking mature trees and a grassed area and to the rear there are views over gardens to the Pentland Hills. The property is in immaculate order decorated with great flair throughout complementing the attractive features and quality flooring. The accommodation consists of an entrance stairway with original front door and additional door at first floor level with stained glass windows, a bright sitting room with vintage style radiator and feature fireplace with cast iron inset, a stylish fitted kitchen with modern cream units and wood effect worktops, a master bedroom with three windows, bringing to the room lots of light and a useful, large fitted wardrobe. There is a further double bedroom, beautifully decorated with great views. There is also a modern shower room, fully tiled with and a generous attic for storage. There is a particularly nice garden to the side which is sheltered and sunny. It has been mono-blocked for easy maintenance. It has a hedge to the side and two raised plant display areas, creatively made from bath tubs. There is one large shed and it is thought the rear of the garden offers great potential for a small studio or sun room (subject to the necessary consents)

- Entrance stair and hallway
- Sitting room
- Kitchen
- Two double bedrooms
- Shower room
- Generous attic for storage
- Gas central heating
- Double glazing
- Private gardens to side
- On street parking





BALGREEN

The highly regarded residential area of Balgreen lies to the west of the city centre. The property is ideally located the local Balgreen Primary School and for many of Edinburgh's finest schools including Mary Erskine's, Stewart's Melville College and St George' school. Local amenities can be found at nearby Roseburn and Corstorphine, with further shopping facilities available at Craigleith Retail Park and Gyle Shopping Centre, both of which are easily reached by car or bus. The area is also well served with a variety of recreational facilities including Murrayfield, Ravelston and Carrick Knowe golf courses, Murrayfield Stadium, Ice Rink and Tennis Club, Edinburgh Zoo and lovely walks on Corstorphine Hill Nature Reserve. There is an excellent bus service to the city centre from Corstorphine Road, and also buses to Glasgow, Stirling and the west, including Edinburgh International Airport. The A8 provides good road connections to the city by-pass and the motorway networks M8, M9, A90 and the Forth Road Bridge.



Extras

All fitted floor coverings, blinds, electric oven, gas hob and extractor hood together with fridge freezer. Fitted wardrobes in bedroom one and the large garden shed.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

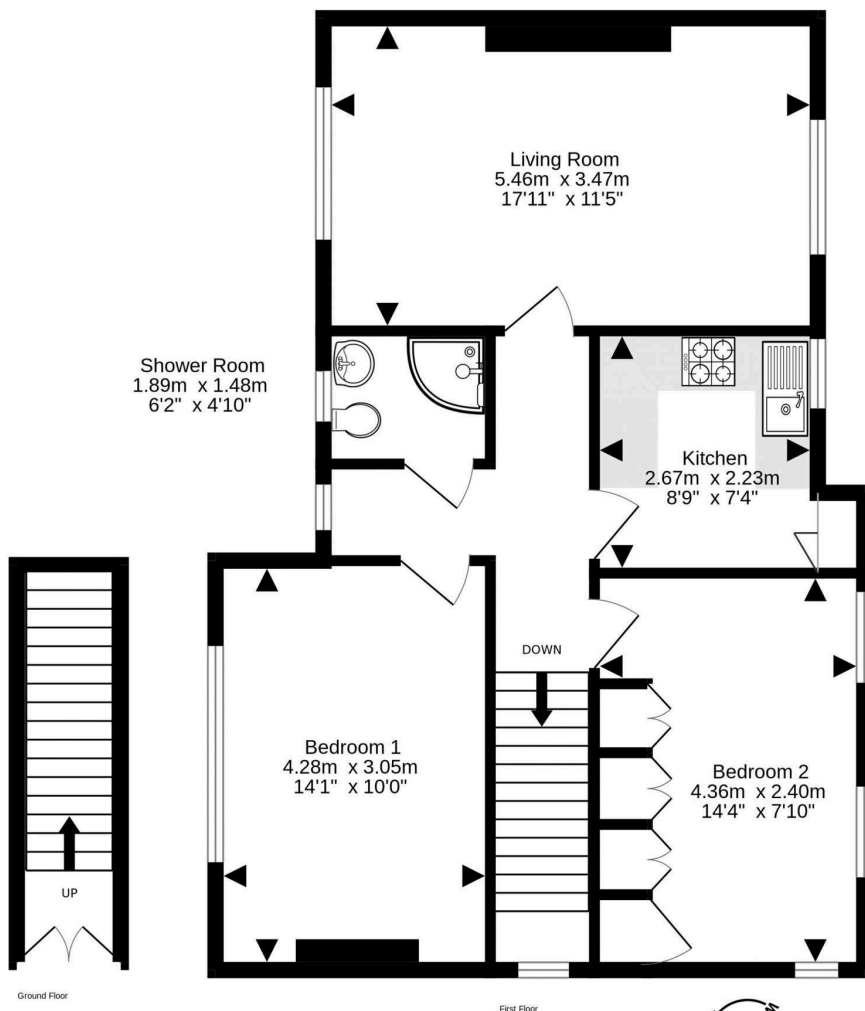
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Home Report Valuation

£185,000

EPC Rating

D



Shower Room
1.89m x 1.48m
6'2" x 4'10"

Living Room
5.46m x 3.47m
17'11" x 11'5"

Kitchen
2.67m x 2.23m
8'9" x 7'4"

Bedroom 1
4.28m x 3.05m
14'1" x 10'0"

Bedroom 2
4.36m x 2.40m
14'4" x 7'10"

Ground Floor

First Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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