



GILSON GRAY

LAW • PROPERTY • FINANCE

101/6 WHITSON ROAD

Balgreen, Edinburgh, EH11 3DR



Part of an established development in Balgreen, this one-bedroom, second-floor flat is a charming and characterful residence that is sure to appeal to commuting professionals, couples, and first-time buyers alike. It enjoys modern interiors, with light décor, and is finished with quality fixtures and fittings. Furthermore, the property has a private, easy-to-maintain, rear garden with a lovely sheltered area – perfect for alfresco dining.

Extras: all fitted floor and window coverings, light fixtures, an integrated oven and gas hob, and a fridge/freezer to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

FEATURES

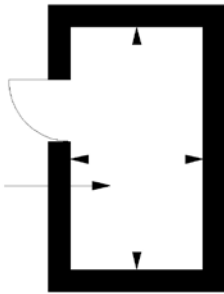
- Well-presented second-floor flat
- Convenient location in Balgreen
- Lightly decorated interiors
- Entrance hall with two cupboards
- Southwest-facing living/dining room
- Modern breakfasting kitchen
- Well-proportioned double bedroom
- Chic bathroom with over-bath shower
- Low-maintenance private garden
- Two garden sheds for storage
- Unrestricted on-street parking
- EPC Rating - C
- Council Tax Band - A



“WELL-PRESENTED
SECOND-FLOOR FLAT
WITH A CONVENIENT
LOCATION IN BALGREEN”

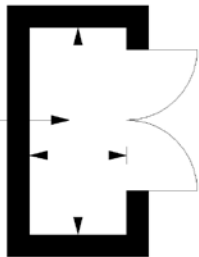


Shed
Approx. 4.1 sq. metres (44.1 sq. feet)



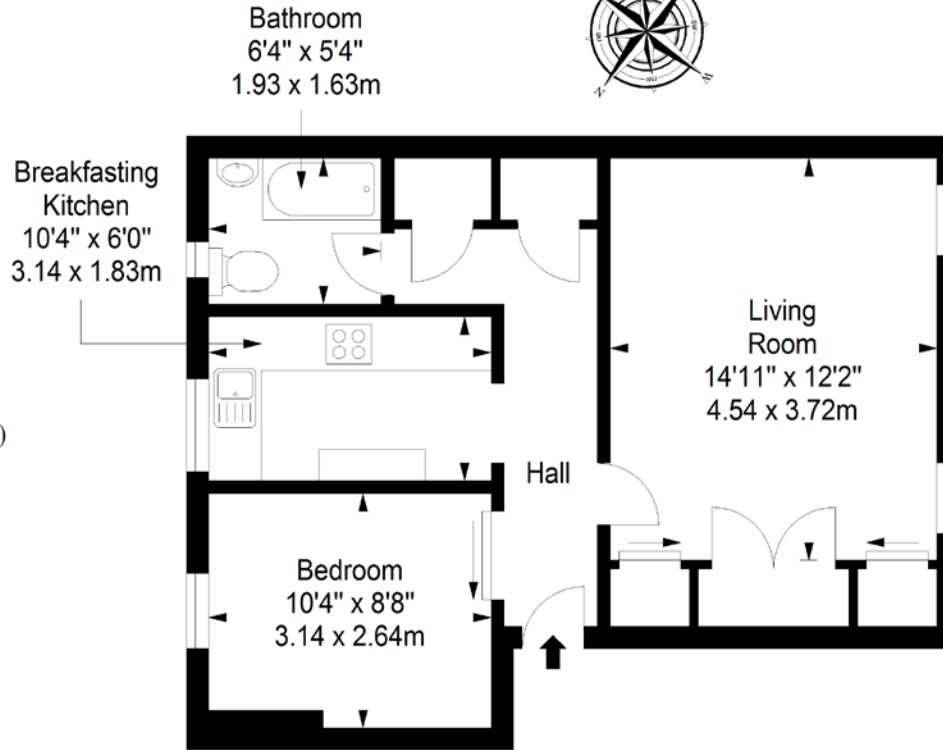
Shed
9'0" x 4'11"
2.74 x 1.49m

Shed
Approx. 2.5 sq. metres (26.9 sq. feet)



Shed
7'8" x 3'7"
2.34 x 1.10m

Second Floor
Approx. 47.4 sq. metres (510.2 sq. feet)



Total area: approx. 54.0 sq. metres (581.2 sq. feet)



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