



20 Whitson Road, Edinburgh, EH11 3BU

Description

Bright and spacious two bedroom upper villa with private entrance and gardens, which has a generous corner plot and pleasant open outlook to the front. It is generally well presented and in good order. The property would make an ideal starter home and is well positioned for the excellent amenities in neighbouring Chesser and Corstorphine. It is well placed for the tram, making it quick and easy for commuting to the City Centre, Edinburgh Airport and South Gyle. It has gas central heating and is double glazed.

The accommodation comprises:

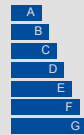
- Private entrance hall with staircase leading to the accommodation on the first floor
- Landing with hatch with Ramsay ladder to the partially floored loft, which provides additional storage space
- Fitted kitchen with a range of white gloss shaker units, marble effect worktops with matching splash backs and inset composite sink; appliances include gas cooker, washing machine, dryer, fridge and freezer
- Living / dining room with picture window with a pleasant, west facing open aspect and living flame gas fire with marble hearth
- Shower room with fitted furniture with semi recessed wash basin, WC and corner shower enclosure with Mira electric shower
- Two good sized double bedrooms (The wardrobes are included in the sale)



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
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Outside & Gardens

There are large private gardens to the side and rear of the property. It also has a large driveway providing off street parking for multiple vehicles.

Council tax

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.

Location

Stenhouse is a popular residential area lying about two miles West of the City Centre. Local amenities include a range of local shops at Stenhouse Cross which include a pharmacy and a Tesco Express. Further amenities in the area include an ASDA and Aldi supermarket at Chesser, Sainsbury's at Westfield Road and there are excellent local schools in the area. Out of town shopping stores at the Gyle and Hermiston Gait are also within easy reach. The area is also well served by public transport with regular bus services travelling to and from the city centre, as well as a tram stop within walking distance. It is convenient for the City Bypass, Heriot Watt University and Napier University.

Extras

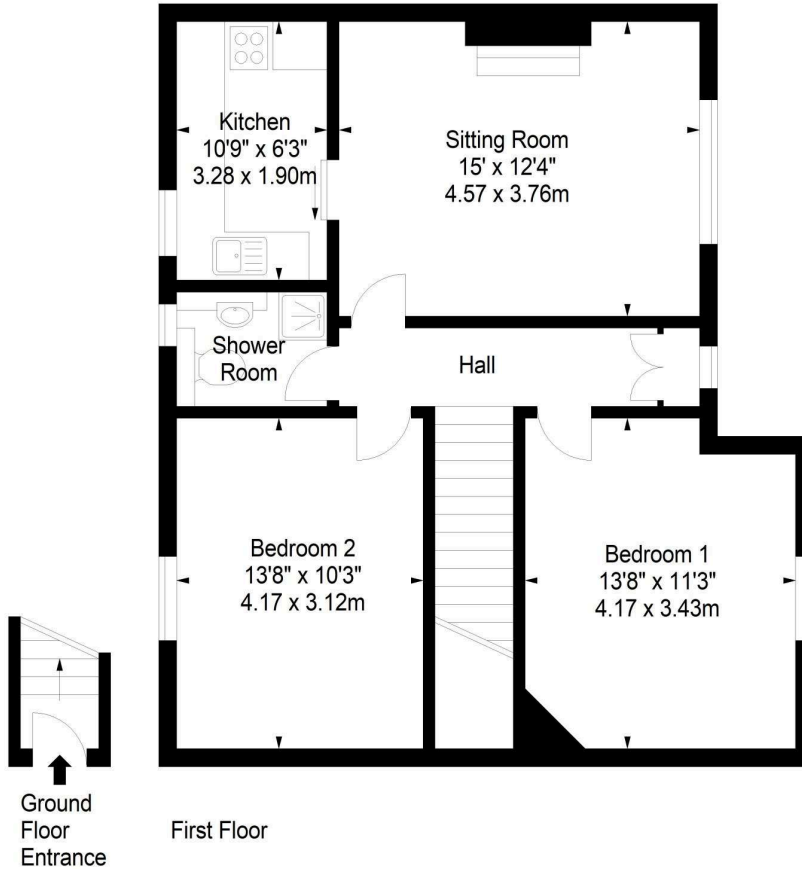
The fixed floor coverings, curtains, blinds, wardrobes and light fittings are included in the sale.



Whitson Road,
Edinburgh,
Midlothian, EH11 3BU



Approx. Gross Internal Area
722 Sq Ft - 67.07 Sq M
For identification only. Not to scale.
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DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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