

**36 Whitson Road  
Edinburgh EH11 3BU**

**Offers Over £175,000**

- Entrance vestibule
- Large living/dining room
- Kitchen fitted with a range of floor and wall mounted units, induction hob and electric oven and white goods available by separate negotiation
- Two double bedrooms
- Shower room fitted with two-piece suite
- Gas central heating and double glazing
- Private patio area and communal drying green
- Free on-street parking



1



2



1



EPC C



## Lower Flat

Blair Cadell are delighted to bring to market this two bed maindoor flat ideally placed for swift access to the city centre. With generous living space and a private garden area, the property would be well suited to a range of buyers.

The accomodation comprises a large living/dining room that is ideal for hosting, kitchen fitted with a range of floor and wall mounted units, induction hob and electric oven and white goods which are available by separate negotiation. There are two double bedrooms with the master featuring fitted wardrobes that are included in the sale. Shower room fitted with a two-piece suite and mains walk in shower. Gas central heating and double glazing throughout for maximum efficiency. A private patio area to the rear of the property with a garden shed available by separate negotiation along with a communal drying green. Free on-street parking is also available.

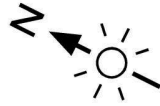
Stenhouse is a long-established suburb, lying west of the Edinburgh city centre. There are a good range of amenities which include local shops and a Tesco Express, whilst supermarket shopping is available at the ASDA 24-hour at Chesser, Sainsbury's at Longstone, and the upcoming Edinburgh West Retail Park with Costa and M&S Food Hall within the facility. Napier, Heriot-Watt, and Edinburgh universities are within easy reach, whilst leisure facilities include Nuffield Health Club, The Corn Exchange Leisure Village, Craiglockhart Sports Centre, Pure Gym on Gorgie Road, numerous golf courses and the open walking spaces of Colinton Dell and the Water of Leith. Regular bus services are available from both A71 Gorgie Road and from Stenhouse Drive, whilst tram stops are at Saughton and Balgreen

**Viewing by appointment on 0131 337 1800**

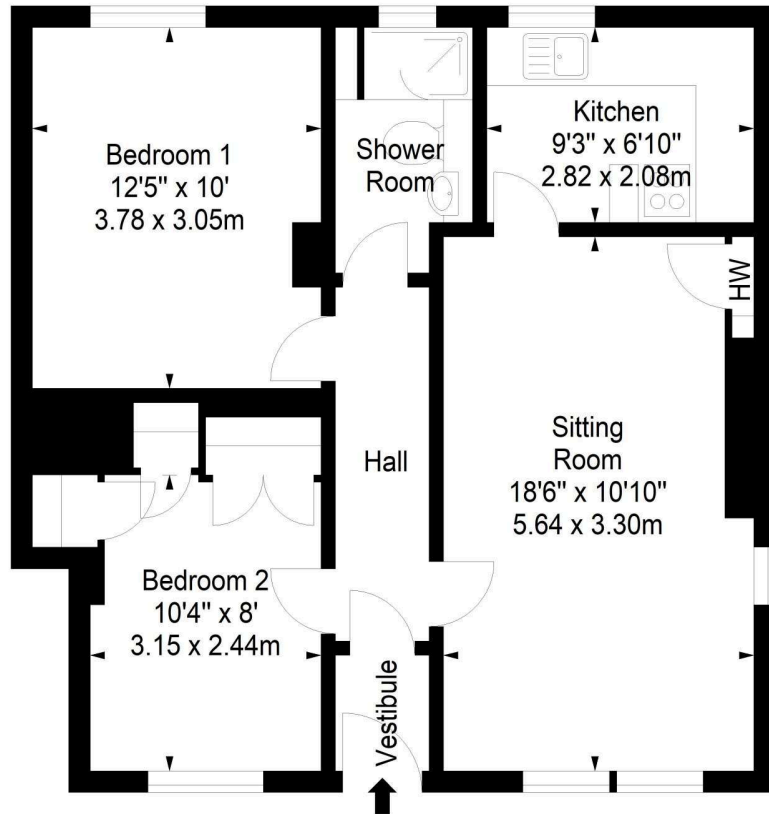




Whitson Road,  
Edinburgh,  
Midlothian, EH11 3BU



Approx. Gross Internal Area  
621 Sq Ft - 57.69 Sq M  
For identification only. Not to scale.  
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Ground Floor



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