

33 Whitson Road

Edinburgh, EH11 3BU

mhdlaw



“Well Proportioned Main Door Lower Flat”



Features

- Well Proportioned Main Door Lower Flat
- Entrance Hall
- Spacious Sitting/Dining Room
- Kitchen to Rear Overlooking Gardens
- Two Good-Sized Bedrooms
- Bathroom with Three Piece Suite
- Gas Central Heating
- Double Glazing
- Communal Drying Green
- Private Front and Rear Gardens with Mature Shrubs and Trees



DESCRIPTION

A bright and spacious, two-bedroom, main door lower flat, set within a block of four, with private front and rear gardens, and a communal drying green. The property is now in need of modernisation, but offers an excellent opportunity to create a stylish home.

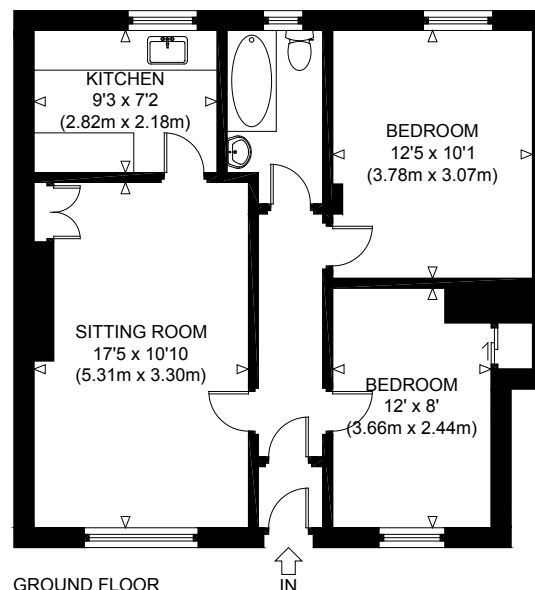
LOCATION

Whitson Road is a quiet, residential street, conveniently located between the popular areas of Slateford and Murrayfield, with their thriving local cafe culture and good selection of cool bars and eateries. The lovely open spaces of Saughton Public Park and Rose Garden are nearby, as well as the pleasant Water of Leith Walkway. A further array of shops and restaurants and the fantastic museums and attractions of Edinburgh City Centre are also within easy reach. For Families, the property is within catchment of Balgreen Primary School and Tynecastle High School and St Joseph's RC Primary School and St Augustine's RC High School. The central position of the property also boasts excellent transport links with Haymarket and Slateford Train Stations providing rail access east and west, Ballgreen and Saughton Tram Stops close by and for the motorist, Slateford Road (A70) is a quick route out to the City Bypass.

HOME REPORT VALUE – £140,000

COUNCIL TAX BAND B

All appliances in the property are sold as seen and no warranties will be given.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 615 SQ FT / 57.1 SQ M

WHITSON ROAD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 615 SQ FT / 57.1 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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Viewing – By appointment, please call MHD Law on 0131 555 0616

All enquiries, note of interest and offers to be directed to the property department at:

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