

COULTERS®

# 31 WHITSON ROAD

SAUGHTON, EDINBURGH, EH11 3BU

 2 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

This is a well-presented, two bedroom maindoor upper villa flat which occupies a quiet position on Whitson Road within the Saughton area of west Edinburgh.

The living room is bright and airy and features a focal fireplace with working gas fire. The kitchen is conveniently accessed off the living area and has a pleasant outlook over the gardens and beyond.

## KEY FEATURES



Well-maintained upper villa



Two double bedrooms



Sizeable private gardens to the side & rear



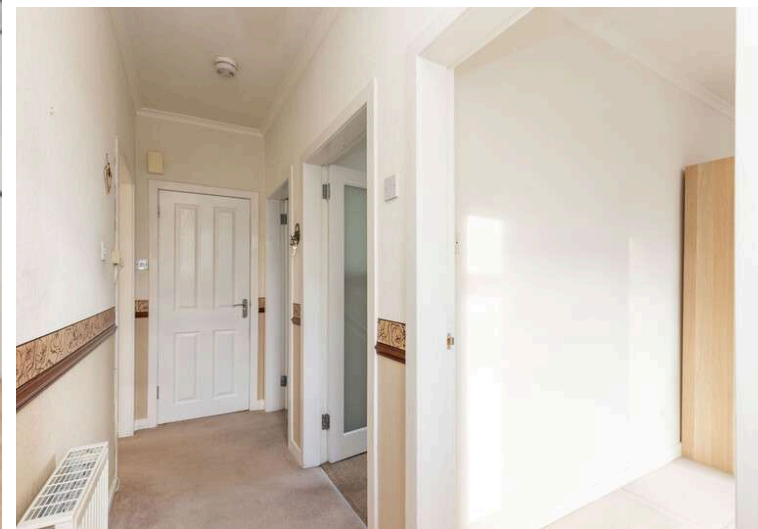
Gated driveway



Balgreen tram stop within a ten minute walk



Excellent amenities, all accessible on foot



Both double bedrooms are spacious and feature built-in mirrored wardrobes. There is a modern shower room, fully tiled and in excellent order with corner shower, sink with vanity unit and WC. Superb storage is available within the attic which is accessible from the hall via a ramsay ladder. The property is fitted with double glazed and gas central heating. To the front of the property, there is a private gated driveway which provides secure off road parking. The side and rear gardens are extensive and well-kept, comprising of lawn, low maintenance chipped sections and sunny patios. There is a greenhouse, metal store and brick store that are excellent for keen gardeners or those that require additional outdoor storage. Also situated to the rear, is a communal drying green.





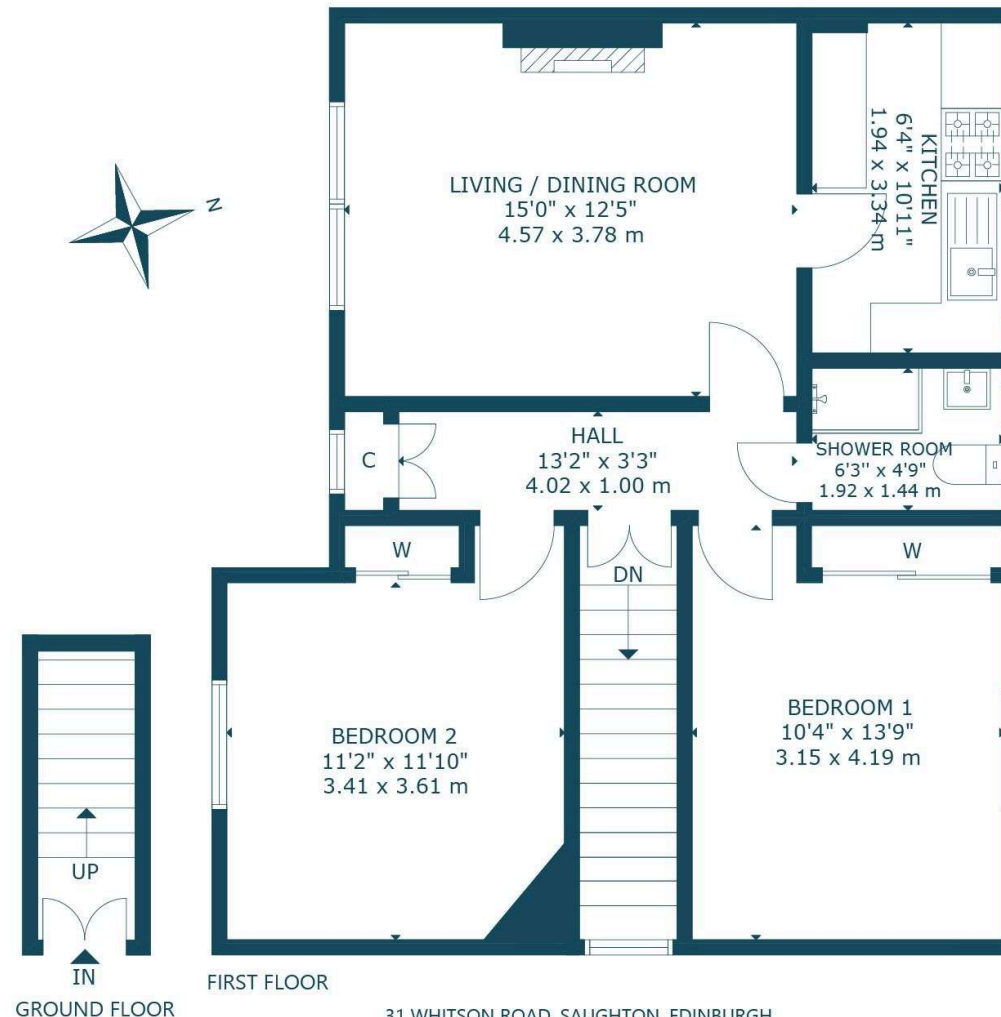
## THE LOCAL AREA

Whitson Road is quietly situated within the Saughton area of Edinburgh, approximately 4 miles west of Edinburgh city centre. The area is well served by an excellent range of local amenities catering for all everyday needs including a convenience store, pharmacy, bakers and butchers at Stenhouse Cross which is within walking distance of the flat. There is a Sainsbury's Murrayfield Superstore caters for everyday shopping needs whilst more extensive shopping can be found at the nearby Gyle Shopping Centre which houses a range of restaurants and shops, including a Marks & Spencer store and Morrisons supermarket. Recreational amenities are excellent with Carrick Knowe Golf Course and Saughton Park which has an astro turf football pitch and children's play area within easy reach. Murrayfield Stadium, the home of Scottish Rugby and major concert venue, is also nearby. The tram stop at Balgreen is just a ten minute walk offering services run to and from the city centre or out to Edinburgh Airport. The property is also conveniently situated for access to the city bypass and motorway network.

## EXTRAS

All curtains, blinds, light fittings, fitted flooring, appliances, garden sheds and greenhouse are included in the sale price.





FIRST FLOOR

31 WHITSON ROAD, SAUGHTON, EDINBURGH

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 744 SQ FT / 69 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

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