

BALGREEN  
103 WHITSON ROAD  
EH11 3BR



EPC RATING: D

OFFERS OVER £175,000



## BEAUTIFULLY PRESENTED EXTENDED TWO BED LOWER WITH OFF STREET PARKING & PRIVATE GARDENS

Located in the ever popular area of Balgreen & Saughton, this immaculate lower villa would make an ideal home for first time buyers, sharers or a young family. It has an updated kitchen & bathroom and loads of living space. There is the added bonus of off street parking to the front for two cars and private front & rear gardens. Ready to move into with excellent transport links into the city centre via the buses or the tram.

### VIEWING

Sun 2-4pm or pls call 0131 4466850

### PROPERTY DESCRIPTION

- Hall with cupboard
- Open plan living/dining room with twin windows and feature fireplace with gas coal effect fire – ideal for entertaining – open to the
- Kitchen with excellent range of wooden fitted units & appliances and window to the rear
- Master bedroom quietly located to the rear
- Second double bedroom to front with good range of wooden fitted wardrobes
- Updated bathroom with bath, shower cubicle, vanity sink unit & wc
- Handy utility room housing the condensing boiler which was updated 4 years ago
- Gas central heating, double glazed windows & cavity wall insulation
- Private front & rear gardens with large shed and access to communal drying green
- Off street parking for two cars to front

### AREA

Balgreen/Saughton is a very popular area to the west of the city. There are a range of local shops nearby, with additional shops and services available at Gorgie, Corstorphine and The Gyle shopping centre which is within easy reach. Sainsburys, Asda, M&S Simply Food and Aldi all have stores in the surrounding area. Sports enthusiasts are well catered for, with Carrick Knowe Golf Course and Murrayfield Stadium in the vicinity, plus Saughton Public Park is a few minutes' walk away with its playing fields, athletics track and the biggest skate board park in Scotland. The property is in the catchment for the ever popular Balgreen Primary School and Tynecastle High School. There is easy access into town via the numerous bus services and the tram, running from the airport all the way down to Newhaven. The City Bypass is a short drive away with its access to the main motorway networks.

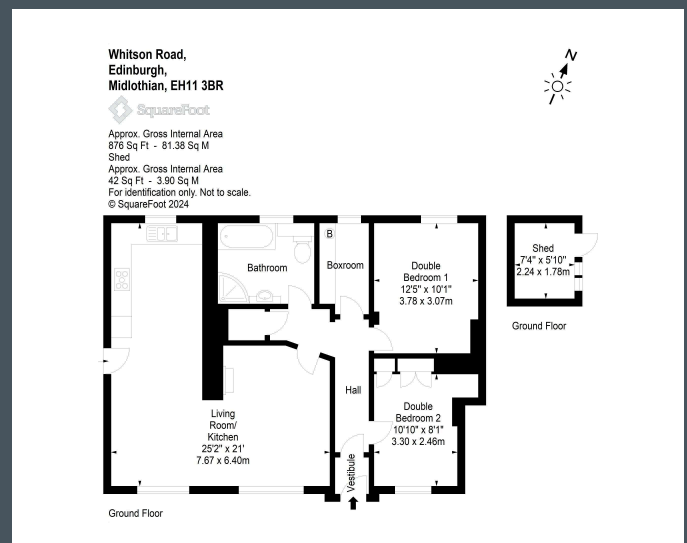
### EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood, integrated fridge freezer, washing machine are included in the sale.

### HOME REPORT VALUATION

£185,000

Living/dining/kitchen	25'2 x 21' (7.67 x 6.40m)
Bedroom 1	12'5 x 10'1 (3.78 x 3.07m)
Bedroom 2	10'10 x 8'1 (3.30 x 2.46m)
Shed	7'4 x 5'10 (2.24 x 1.78m)



### Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

