

**7/6 Whitson Way  
Edinburgh EH11 3BL**

**Offers Over £150,000**

- Large living room
- Breakfasting kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven, large storage cupboard and white goods included
- Large double bedroom with wardrobe included
- Stylish shower room fitted with two-piece suite
- Gas central heating and double glazing
- Drying green and garden area
- Free on-street parking

**Council Tax Band: A**  
**Tenure: Freehold**  
**Annual Service Charge: £0**  
**Shared Ownership: N**





## Flat

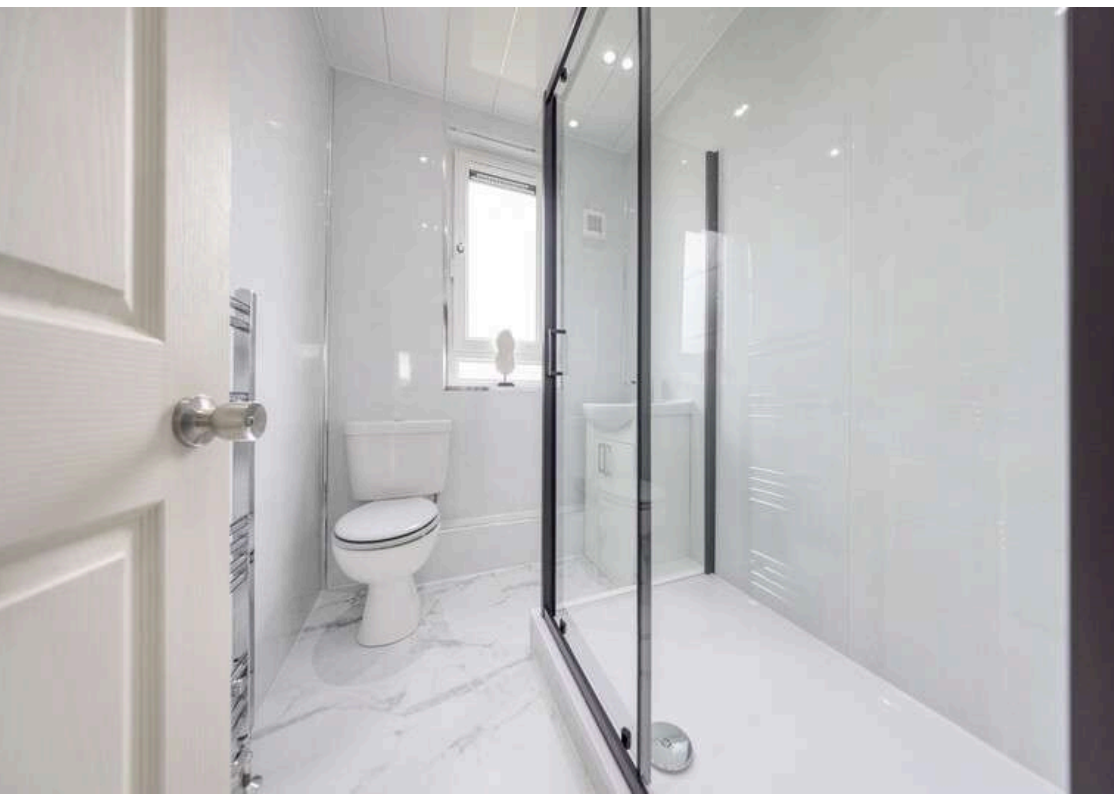
Blair Cadell is delighted to present this beautifully maintained one-bedroom flat in the popular Saughton area. With superb finishes throughout, this property is in turn-key condition, making it an ideal choice for first-time buyers, young professionals, or investors.

The accommodation includes a spacious living room, perfect for relaxing with friends and family. The upgraded breakfasting kitchen features a range of floor and wall-mounted units, a gas hob, electric oven, large storage cupboard, and white goods included in the sale. The generous double bedroom comes with wardrobes, offering ample storage space. The stylish shower room is fitted with a two-piece suite and a mains walk-in shower. The hallway has a large storage area that can also serve as an ideal home working space. Additional benefits include gas central heating and double glazing throughout. Outside, the property boasts a private garden to the side and a communal drying green to the rear. Free on-street parking is readily available.\*No warranties given for systems or appliances.\*

Whitson Way is in the district of Balgreen on the western side of Edinburgh, approximately 2 miles west of the 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 Murrayfield, 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. Just across the road from the property is Saughton Park. It has a large tract of well-managed open space with playing fields and athletics track, skateboard park and modern creative play area. Spread over 34 acres, it also has various styled garden area and a cafe. Regular bus services are available from both A71 Gorgie Road and from Stevenson Drive, whilst tram stops are at Saughton and Balgreen

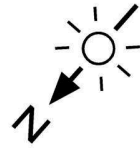
**Viewing by appointment on 0131 337 1800**



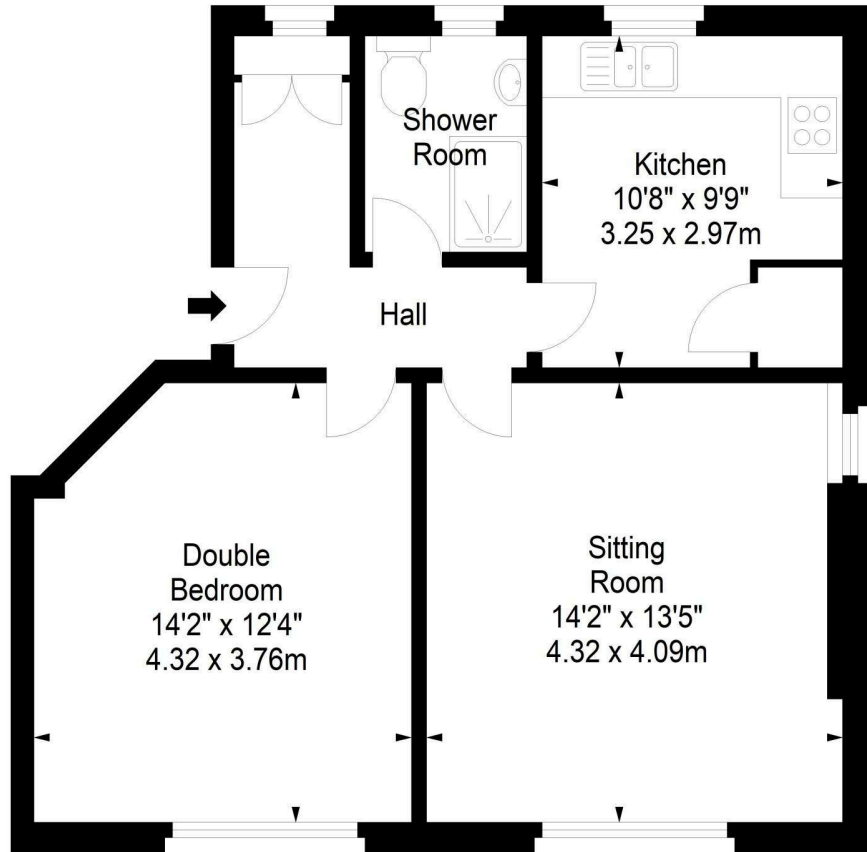




# Whitson Way, EH11 3BL



Approx. Gross Internal Area  
587 Sq Ft - 54.53 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Second Floor



Property Centre:  
1 Harrison Gardens  
Edinburgh EH11 3NA  
Tel: 0131 337 1800  
Fax: 0131 337 1118

DX ED 92, Edinburgh  
E-mail: [property@blaircadell.com](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)

