



77/5 Whitson Road, Edinburgh, EH11 3BT

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Offered to the market is this immaculate and much loved top floor flat, set within a well maintained stairwell with security entrance and well tended gardens, both private and communal. The accommodation would be perfect for any first time buyer / investor or downsizer and briefly comprises a welcoming hallway with recess and window with storage beneath; double aspect lounge with excellent natural light and views towards the Pentland Hills, kitchen to the rear with window giving views of the gardens and in the distance, Edinburgh Castle; a generous double bedroom and a shower-room with a 4 piece suite comprising, shower, WC, bidet, wash hand basin, window giving natural light and attractive tiling. The property benefits from gas central heating, double glazing and has been well looked after by the current owner making it in turn key condition. Externally there is a sizeable secure rear garden with secure lock up and a communal drying area.

- Immaculate 1 bed top floor flat
- Set in a popular part of the city close to centre
- Gas central heating & double glazing
- Set in a secure and clean stairwell
- Private garden space and communal drying area
- Close to tram and bus networks and amenities





## Location

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.

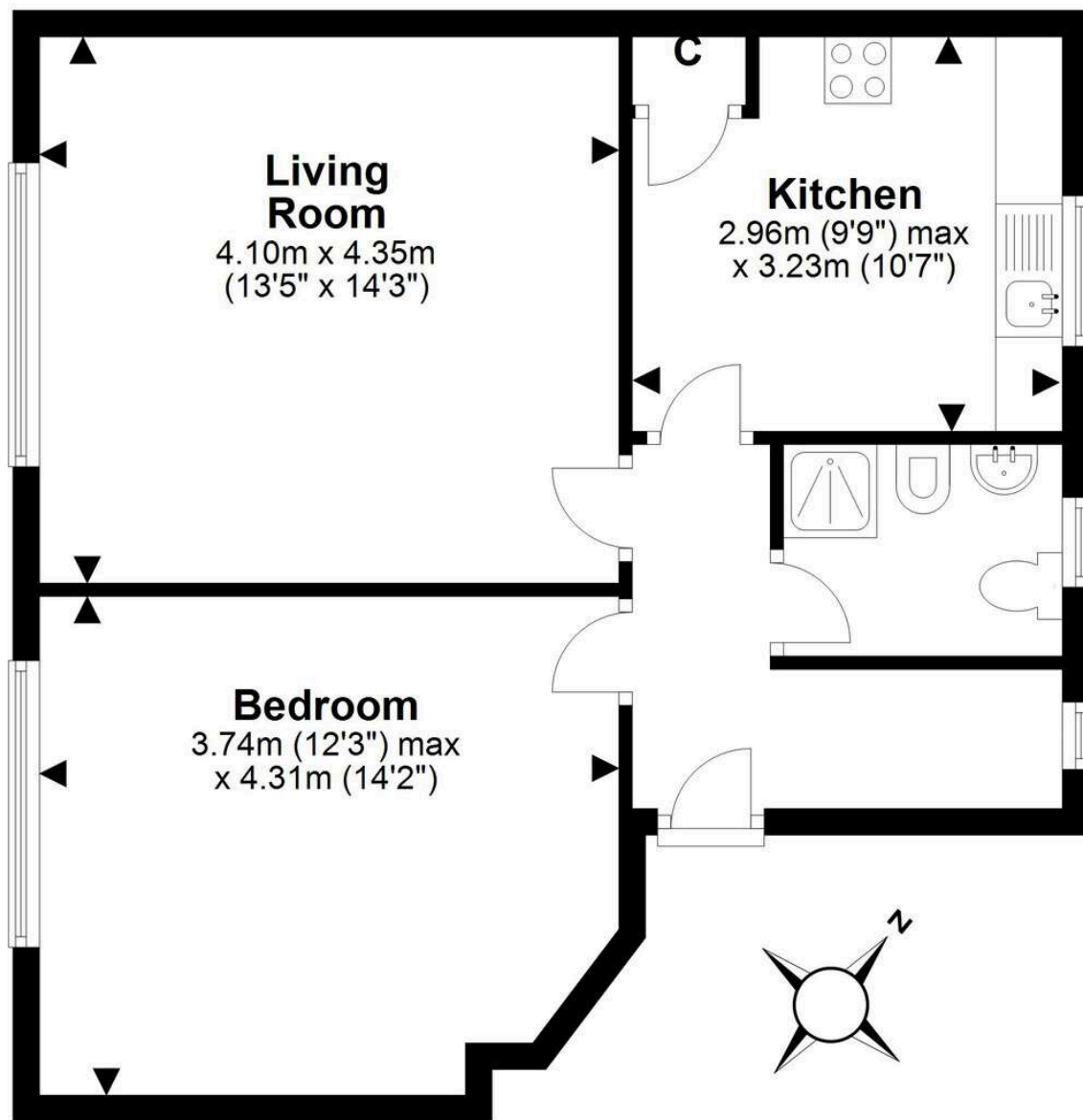
## Extras

The flat is sold as seen and includes the secure lock up in the garden area

## Price & Viewings

For price and viewing information or further details on this property please contact Sylvia 07590 041169

FPC Band - F



For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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