



## 70/5 Whitson Road, Balgreen, Edinburgh, EH11 3BS

Beautifully Presented, One Bedroom, Second (Top) Floor Flat

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

éspsc rightmove<sup>®</sup> Zoopla  
find your happy



# Property Description

Beautifully presented, one-bedroom, second (top) floor flat, forming part of an established residential development. Conveniently located in the popular Balgreen area west of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, bedroom and a bathroom.

Brought to the market refurbished throughout, including a stylish new kitchen and bathroom, new flooring and light neutral decor - ready-to-move-in. In addition, there is gas central heating, double glazing and good storage including built-in stores and a loft space. All blinds are included in the sale.

In addition, there is a communal garden to the rear with each flat having its own section, and unrestricted street parking to the front.

The entrance hall affords access throughout and features two storage cupboards, spotlighting and wood effect flooring. Set to the front, the generously sized living room has two windows allowing plentiful natural light, carpeted flooring, plain coving and spotlighting.

To the rear, with wood effect flooring extending from the hall, the stylish kitchen is fitted with modern units and worktops, a tiled surround and a stainless steel sink with drainer. Appliances include an integrated oven and a gas hob with an extractor hood above and a freestanding washing machine.

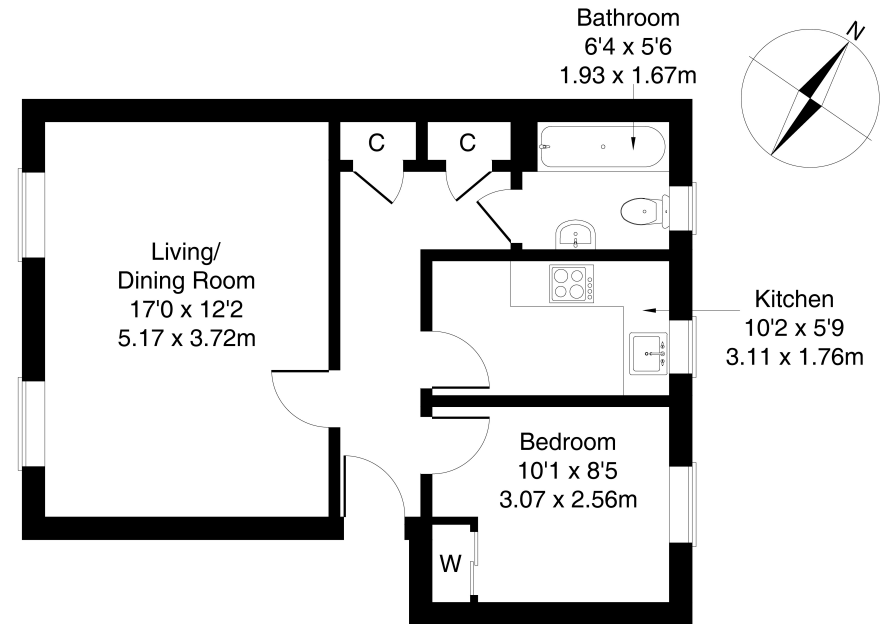
The rear-facing bedroom features carpeted flooring, plain coving, a built-in wardrobe with mirror sliding doors and further integrated storage above the door. Whilst also rear-facing, the bathroom is fitted with a modern three-piece suite, a mains mixer shower over the bath, tiled splash walls and a ladder-style radiator.

A 360 Virtual Tour is available online.



## 70/5 Whitson Road, Edinburgh EH11 3BS

Approximate Gross Internal Area: (495 sq ft - 46 sq m.)



**Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.**

# Area Description

Balgreen is a popular and convenient location situated just off the A8 between Roseburn and Corstorphine, with local amenities and good transport links to the city centre, making it an excellent residential and commuting base. Recreational facilities within the area include Craiglockhart Sports Centre, Corstorphine Hill Local Nature Reserve, Edinburgh Zoo, Murrayfield Rugby Stadium and Ice Rink, as well as a number

of public parks and golf courses. There are regular daytime and 24-hr public transport services, including the tram line at Balgreen. Excellent schooling can be found at primary and secondary levels within the vicinity, and the city bypass is quickly accessed for the motorway network, Edinburgh Airport, and the Forth crossing.









## Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

## Contact Us

0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

## Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

