



## 30 Whitson Road, Edinburgh, EH11 3BU

Tastefully Presented, Two-Bedroom, Lower Villa, with Private Garden Plots

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



# Property Description

Tastefully presented, two-bedroom, lower villa, with private garden plots, forming part of an established residential development. Set back from the road, adjacent to a shared green, in the popular Balgreen area west of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, and a shower room.

Features include a kitchen with appliances, a modern bathroom, gas central heating, double glazing and contemporary flooring.

Externally, there is a lawn plot to the front, a plot to the rear with two sheds, and a shared drying green.

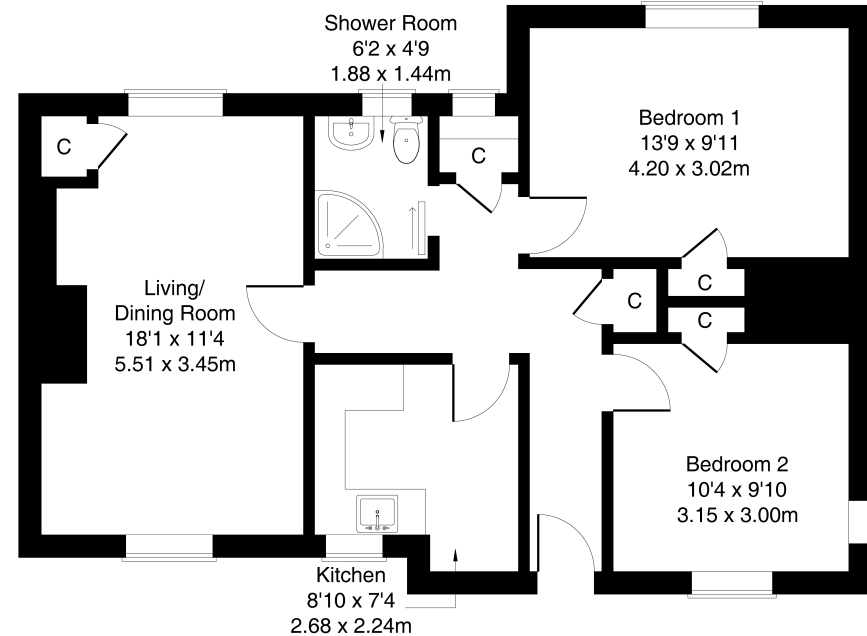
The welcoming entrance hall provides access to all rooms within the property and benefits from excellent built-in storage, creating a practical and organised first impression. The spacious living and dining room is a bright and inviting area, finished with attractive wood-effect flooring and a central light fitting. Large windows allow natural light to pour in, enhancing the sense of space and comfort. There is ample room for both lounge and dining furniture, making it ideal for relaxing or entertaining, while a built-in cupboard adds convenient additional storage. Positioned just off the living space, the modern fitted kitchen is well laid out and stylishly presented. It features tiled-effect flooring, hardwood worktops, a tiled splashback, a central light fitting, and a sink with a drainer. A full range of appliances is included, comprising a fridge/freezer, washing machine, dishwasher, and a cooker with an electric hob.

Bedroom one is a well-proportioned double room with wood-effect flooring and a central light fitting. It offers a comfortable and peaceful retreat, with space for freestanding furniture and the added benefit of a built-in storage cupboard. The second bedroom, also finished with wood-effect flooring, is another bright and versatile room. It includes a built-in cupboard and would work equally well as a guest room, home office, or additional bedroom. Further storage cupboards are located in the hall, enhancing the practicality of the home. The accommodation is completed by a modern three-piece bathroom featuring tiled flooring, a tiled splashback surround, a central light fitting, and a contemporary ladder-style radiator.



## 30 Whitson Road, Edinburgh, EH11 3BU

Approximate Gross Internal Area: (710 sq ft - 66 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 well-regarded and conveniently located suburb, positioned just off the A8 between Roseburn and Corstorphine. With a wide range of local amenities and excellent transport links, including a tram stop at Balgreen and frequent bus services, both daytime and 24-hour, the area offers an ideal base for commuters and families alike. Residents enjoy easy access to a variety of recreational facilities, including Craiglockhart Leisure and Tennis Centre, Corstorphine Hill Nature Reserve, Edinburgh Zoo, and Murrayfield Stadium and Ice Rink. A number of public parks and golf courses

further enhance the area's outdoor and leisure appeal. The area benefits from well-regarded primary and secondary schools, and offers swift access to the City Bypass, connecting efficiently to the motorway network, Edinburgh Airport, and the Queensferry Crossing. With its excellent blend of convenience, green space, and connectivity, Balgreen continues to be a sought-after residential location.





## 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

www.mov8.com

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

