

**7/5 Whitson Grove
Edinburgh EH11 3DT**

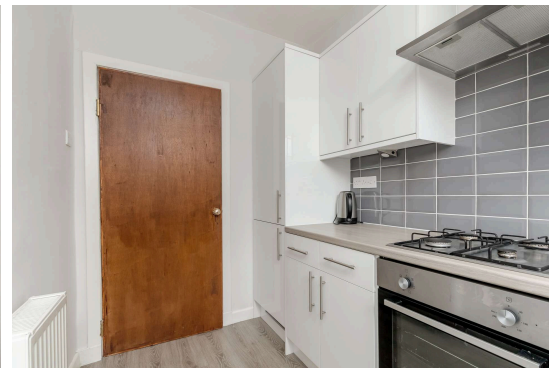
Offers Over £150,000

- Large living/dining room
- Galley kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and appliances included in sale
- Large double bedroom with built in wardrobe
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing
- Communal drying green and private garden area
- Free on-street parking

Council Tax Band: A

Tenure: Freehold

Shared Ownership: No



Flat

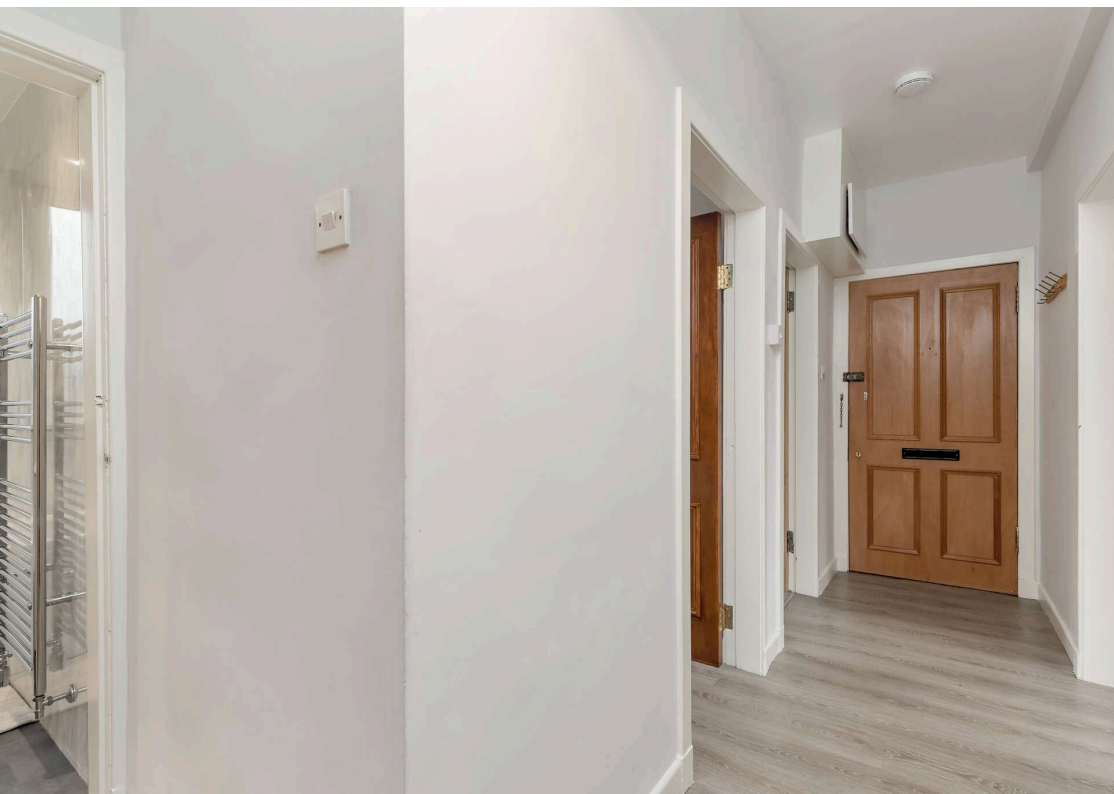
Blair Cadell is delighted to present this immaculate one-bedroom flat in the highly sought-after area of Balgreen. Offered in true turn-key condition, this stunning home is perfect for first-time buyers, professionals, or investors. Early viewing is highly recommended.

The accommodation features a spacious and inviting living/dining room, ideal for relaxing or entertaining guests. The sleek galley kitchen is fitted with a stylish range of floor and wall-mounted units, an induction hob, an electric oven, and integrated appliances, with white goods included in the sale. The generously sized double bedroom boasts built-in wardrobes, providing ample storage space. A modern bathroom is equipped with a three-piece suite and a mains-powered shower over the bath. Additional benefits include gas central heating and double glazing throughout, ensuring energy efficiency and year-round comfort. Externally, the property enjoys access to a communal drying green and an allocated garden area. Free on-street parking is also readily available.

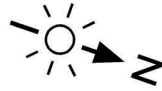
Whitson Grove is in the district of Balgreen on the western side of Edinburgh, approximately 2 miles west of the city centre. There are a good range of amenities which include local shops and a Tesco Express, whilst supermarket shopping is available at the ASDA 24-hour at Chesser, Sainsbury's at Murrayfield, 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

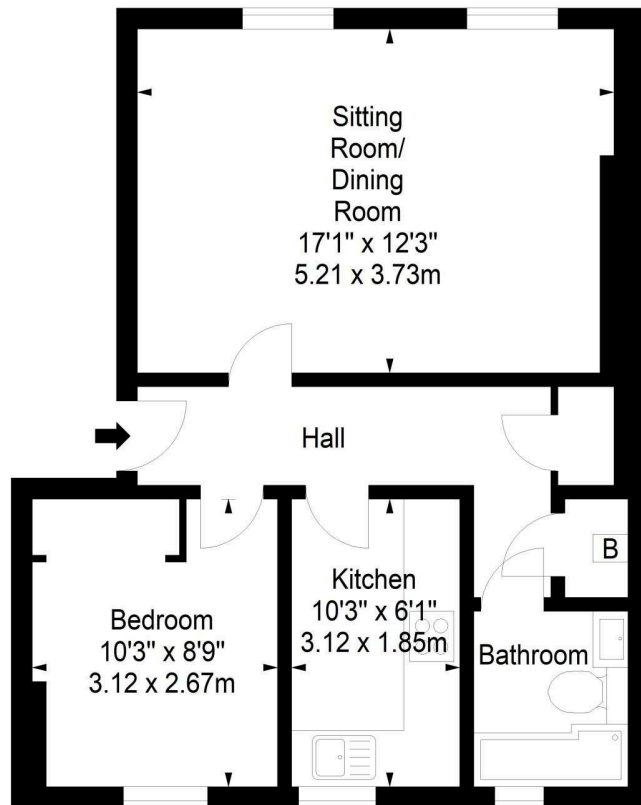




**Whitson Grove,
Edinburgh,
Midlothian, EH11 3DT**



Approx. Gross Internal Area
503 Sq Ft - 46.73 Sq M
For identification only. Not to scale.
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Second Floor



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