



## **88 Whitson Road Edinburgh, EH11 3BP**

**Superb Upper Villa With Private Garden  
Close To Local Amenities, Schools And Transport Links**

- Entrance Vestibule/Stair • Lounge/Diner • 2 Double Bedrooms •
- Fitted Kitchen • Shower Room • Gas central heating • Double glazing •
- Private garden • Communal drying area •



### Description

Superb upper villa flat pleasantly located with rear southerly aspect within the mature Balgreen district of Edinburgh, lying west of the city centre, convenient to local amenities, schools and transport links.

This extremely charming property offers light, spacious accommodation generous in size and convenient in layout comprising: entrance vestibule/stair, hallway, dual aspect lounge/diningroom, two good sized double bedrooms, fitted kitchen with appliances (no warranties) and stylish shower room. Benefits include gas central heating, double glazing (excl entrance) and useful storage. While well maintained the well laid out interior would now benefit from some upgrading and decoration. There is private garden ground to the side/rear of the building as well as a rear communal drying area. All fitted floor coverings, curtains and blinds are included in the sale. Some items of furniture may be available if required.

### Location

While conveniently placed for access to the finest amenities of the city centre, there is an excellent

range of local convenience shopping nearby including Tesco and Sainsbury supermarkets. Schools catering for all age groups are easily accessible. There are a range of recreational facilities in the vicinity, including the Saughton Sports Complex and access to the Water of Leith Walkway offering scenic walks and cycling opportunities. A regular and effective public transport service operates nearby to many parts of the city, including the tram service operating between Edinburgh Airport and Newhaven, with the Calder Road providing swift access to the city bypass linking with major motorway networks.

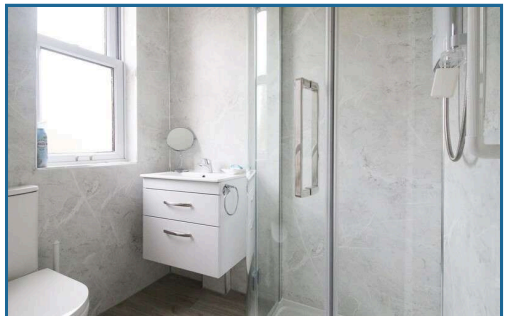
### Price And Viewing

For price and viewing information or further details on this property please contact agents 0131 220 8742

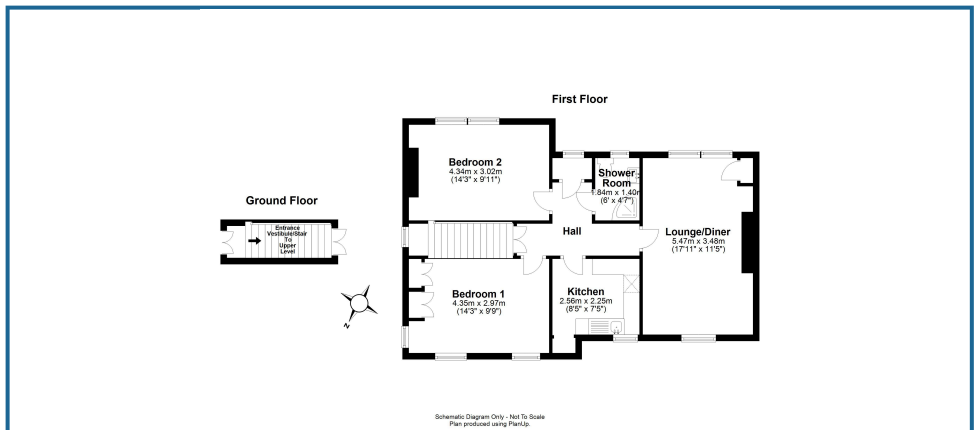
### EPC Rating

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As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.







Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a laser measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. All layout plans are schematic diagrams for reference only and not to scale. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



**tc young** solicitors

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