



RALPH SAYER
SOLICITORS & ESTATE AGENTS

2/6 Whitson Place East
Edinburgh EH11 3BB

2/6 Whitson Place East

This charming two-bedroom flat, in the highly sought-after Balgreen area, is perfectly situated for both convenience and tranquility. Just a short stroll from Balgreen Primary School, and the expansive Saughton Park, this home offers a wonderful blend of urban living and green space.

One of its standout features is a private garden plot to the rear, a rare gem in city living. Nestled on the second (top) floor, the flat is filled with natural light and boasts a peaceful west-facing view over the surrounding gardens.

Both bedrooms are generously sized, with the larger room offering a stylish freestanding wardrobe for ample storage. Completing the home is a bright, contemporary bathroom with a three-piece suite, including a shower over the bath and a glass folding screen.

This delightful flat offers the ideal mix of comfort, style, practicality, and cost-efficiency in a prime location.

Property Summary

- . Located in popular Balgreen
- . Second floor flat
- . Spacious lounge/diner
- . Modern fitted kitchen
- . Two double bedrooms
- . Bright three-piece bathroom
- . Gas central heating & double glazing
- . Shared drying green & private garden plot
- . Ample unrestricted on-street parking
- . EPC Rating -D | Council Tax Band - A

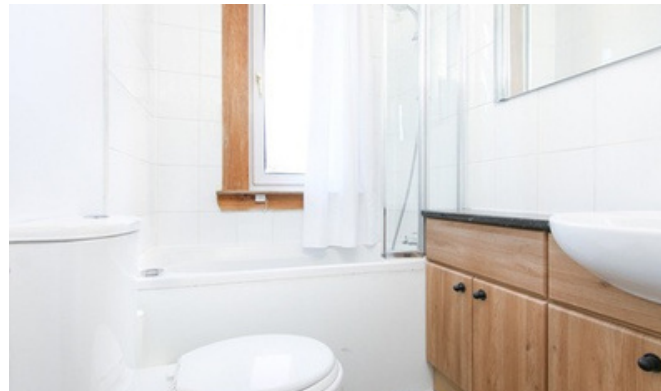
Home Report Value - £170,000







Lovely two
bedroom flat
with private
garden





Outside, to the rear, there is a shared drying green and a private garden plot, which has a south and west facing aspect, planted with mature shrubs.

Parking: Ample un-restricted on-street parking.

Extras: To include all fitted floor coverings, curtains/blinds, light fittings, kitchen appliances and wardrobes in the bedroom to be included in the sale.

Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



Second Floor
Approx. 55.1 sq. metres (593.0 sq. feet)



Zoopa.co.uk rightmove onTheMarket.com

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Location



VIEW FROM FLAT

Balgreen is a very popular residential district, some 3 miles west of city centre and close to popular Murrayfield. With good local amenities found on Balgreen Road, more extensive day to day shopping can be found at nearby Gorgie Road, with a Sainsbury and Asda stores within easy reach. Various leisure opportunities are available with Carrick Knowe golf course nearby, and the extensive green area of Saughton Park. The vast cycle path network passes by the park, offering nice walks to through to Stockbridge. Murrayfield Ice Rink and Edinburgh Zoo are within easy reach. Schooling is well represented from nursery to senior level, Balgreen primary school is less than a 10 minute walk. There is good public transport to the city centre, including the trams and easy access to major motorway networks and Edinburgh International Airport.