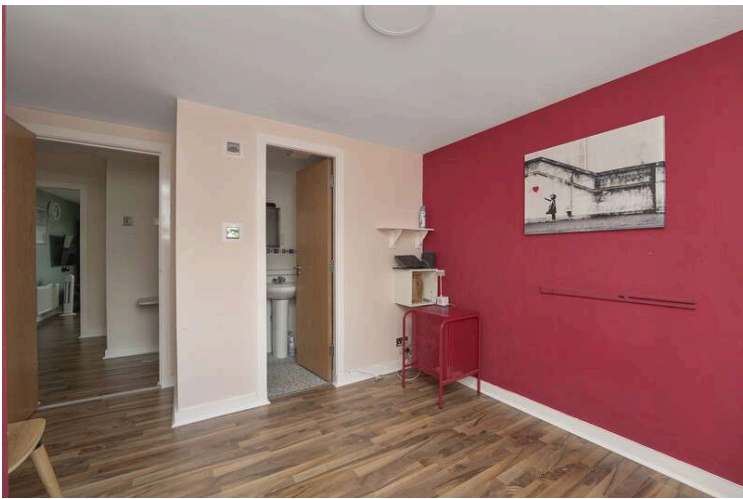






McDougall McQueen present to the market this lovely bright and spacious two bedroom first floor flat which would make an excellent starter home for the first time buyer or investment opportunity. The property forms part of an established modern development ideally located in the sought after residential district of Chesser close to fantastic amenities and commuter links. The property is presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with useful storage facilities.
- Front facing bright and spacious living room.
- Breakfasting kitchen with a good range of wall and base units along with integrated appliances.
- Master bedroom with built in wardrobe storage and en- suite.
- Further double bedroom with built in wardrobe storage.
- Bathroom comprising WC, wash hand basin and bath, large storage cupboard.
- Gas central heating with a new boiler fitted with Hive technology.
- Double glazing.
- Landscaped gardens.
- Resident's parking.



## Location

Chesser, is a vibrant and popular location with close proximity west of the city centre. This location offers an easy commute both for work or pleasure, for Edinburgh's vast array of attractions, including Museums, Theatres, bars and restaurants. There are excellent local amenities, in Gorgie itself, including a Sainburys. Chesser itself boasts an Asda along with the Edinburgh West retail park, hosting an M & S foodhall and an Aldi. The Edinburgh Corn Exchange, is a popular exhibition and venue centre. There are two gyms nearby, the Nuffield Fitness & Wellbeing gym and a Pure gym. Fabulous walks can be found, with direct access to the Water of Leith walkway, taking you through Roseburn and onto the Dean Village. It is popular with the student market due good bus services, linking to the main University Campuses in the city, as well as Edinburgh Napier's 'Sighthill' campus and Heriot Watt University. Slateford Station and the tram network, are a 10 minute journey, offering easy commuting and access to Edinburgh International Airport

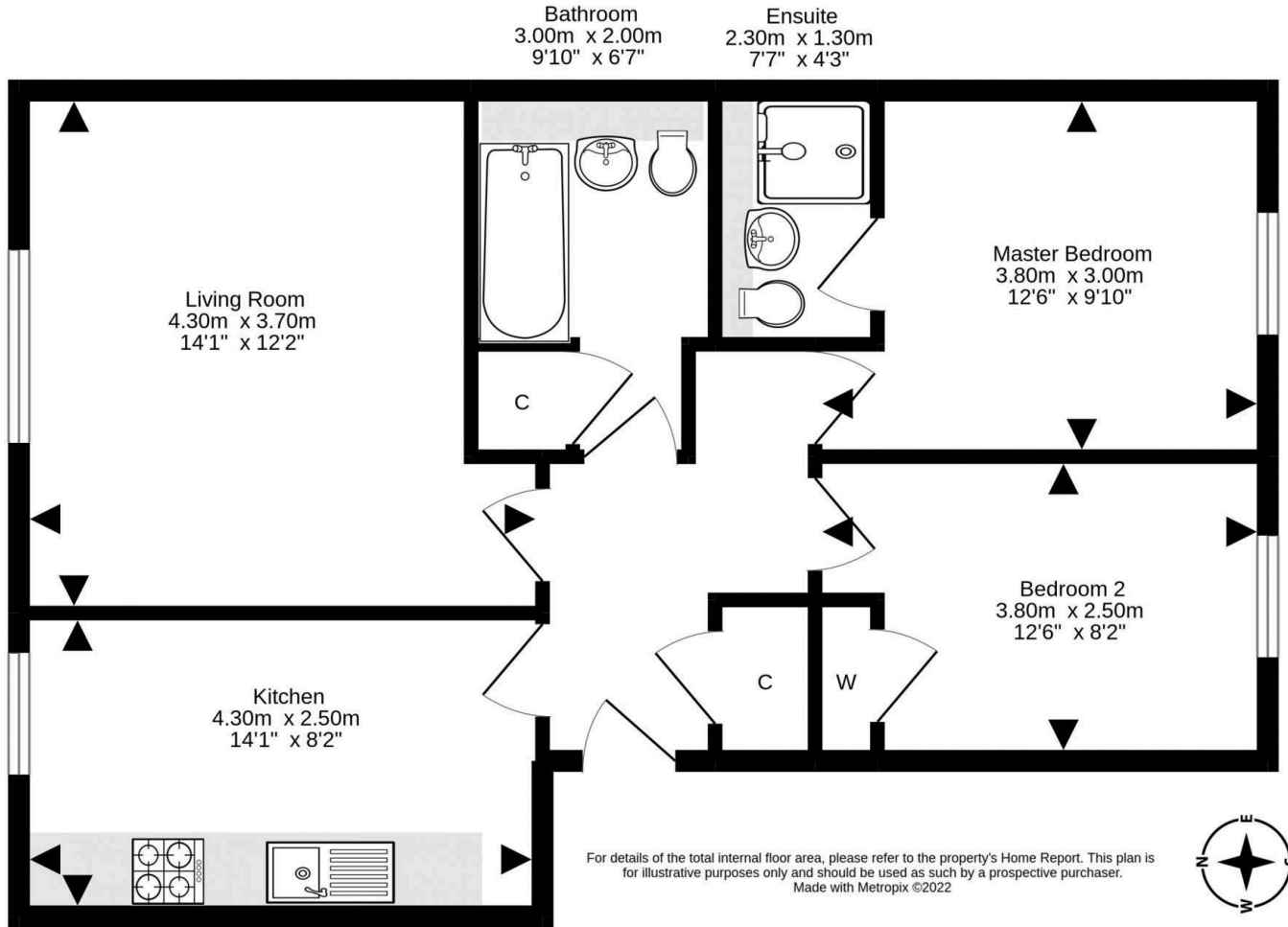
## Extras

the integrated kitchen appliances, blinds and fitted floor coverings are included.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - B



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

