

**19 Chesser Avenue  
Edinburgh EH14 1SS**

**Offers Over £250,000**

- Hallway with box room off it/storage cupboard
- Living room with decorative fireplace
- Kitchen/diner with a range of floor and wall mounted units, gas hob and electric oven, integrated appliances and large pantry cupboard
- Two double bedrooms
- Family bathroom with three-piece suite and rainwater shower over the bath
- Immaculate back garden
- Gas central heating and double glazing
- Free off-street parking



1



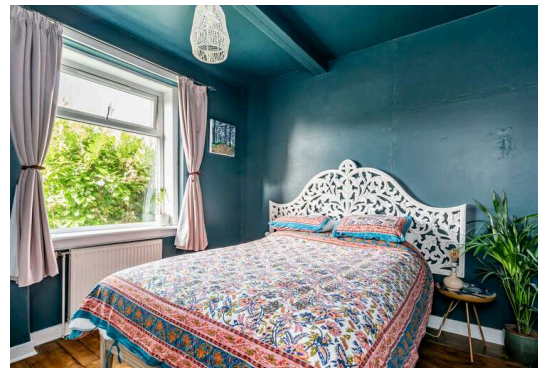
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1



EPC D



## Garden Flat

Blair Cadell are delighted to bring to market this beautiful garden flat in the heart of Chesser. With lovely finishes throughout and a stunning garden to the rear of the property, it is ideal for a first time buyer or buy to let investor.

The accommodation comprises of an entrance hallway with a large walk in storage cupboard/box room. A lovely living room with a decorative fireplace perfect for hosting friends and family. Kitchen/diner with a range of wall and floor mounted units, Gas hob and electric oven, integrated appliances and a large pantry cupboard. There are two generous double bedrooms and a family bathroom with a three-piece suite and a fantastic rainwater shower over the bath. Gas central heating and double glazing throughout for maximum efficiency. Beautiful gardens to the rear of the property with a decked area perfect for the warm summer evenings. Off-street parking to the front of the property.

Chesser is approximately a fifteen minute bus journey from the city centre plus is handily placed for swift access to the city bypass which leads to the International Airport and the central belt motorway network. Locally there are excellent shopping facilities that include the Edinburgh West Retail Park, 24hr ASDA and a Marks and Spencer's food store and Aldi stores. Recreational facilities include the Corn Exchange, Nuffield and LIFT gyms, walks along the Water of Leith Walkway and the Union Canal and a wide range of popular bars and restaurants all within easy walking distance or a quick bus journey.

## Council Tax Band C

## Energy Rating D

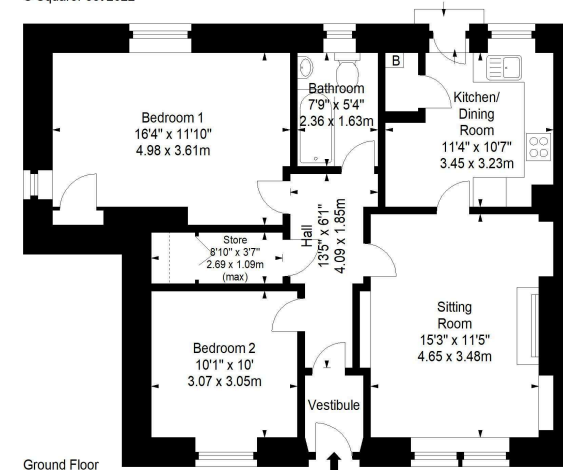
Viewing by appointment on 0131 337 1800



Chesser Avenue,  
Edinburgh, EH14 1SS



Approx. Gross Internal Area  
815 Sq Ft - 75.71 Sq M  
For identification only. Not to scale.  
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Property Centre:  
1 Harrison Gardens  
Edinburgh EH11 1SJ  
Tel: 0131 337 1800  
Fax: 0131 337 1118

DX ED 92, Edinburgh  
E-mail: [property@blaircadell.com](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)



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