

**23 Hutchison Loan  
EDINBURGH EH14 1QF**

**Offers Over £170,000**

- Living/dining room with gas fireplace and storage cupboard
- Kitchen with a range of floor and wall mounted units, electric hob and oven and white goods included in sale
- Two double bedrooms with master featuring fitted wardrobes
- Bathroom with three-piece suite and mains shower over bath
- Gas central heating and double glazing
- Private front garden and communal drying green to rear of property with garden hut
- Free on-street parking



1



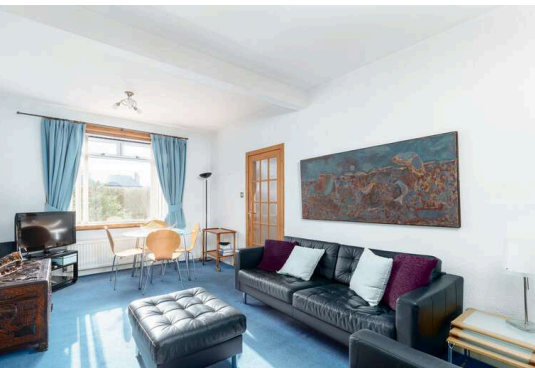
2



1



EPC C



## Maindoor Flat

Blair Cadell are delighted to offer to market this two bed ground floor flat in Chesser. With superb local amenities and great transport links to the city centre and beyond the property would be ideal for the young professional or buy to let investor.

The accommodation comprises of an entrance hallway leading through to a generous living/dining room with a gas fireplace and useful storage cupboard. Kitchen with a range of floor and wall mounted units, electric hob and oven and white goods which are included in the sale. There are two double bedrooms with the master featuring large fitted wardrobes. Bathroom with a three-piece suite and a mains shower over the bath. Gas central heating and double glazing throughout for maximum efficiency. South facing private garden at the front of the property and a communal drying green to the rear of the property with a useful garden hut and free on-street parking.\*No warranties given for systems or appliances\*

Chesser is a popular residential area which is situated to the south west of the city centre within a ten minute drive of the bypass which leads to the airport and the central belt motorway network. The city centre can be easily reached by regular public transport services such as the bus, tram or train all of which are accessible very close by. Shopping facilities include the Edinburgh West Retail Park, 24hr ASDA, Lidl and a Sainsbury's superstore at Inglis Green. Recreational facilities include Nuffield and Pure gym as well as Fountain Park, the Corn Exchange Village and Murrayfield Stadium which are within walking distance. Also, nearby and only a short walk away are a variety of outdoor facilities including the Water of Leith Walkway, the Union Canal and Saughton Park & Gardens.

## Council Tax Band C

## Energy Rating C

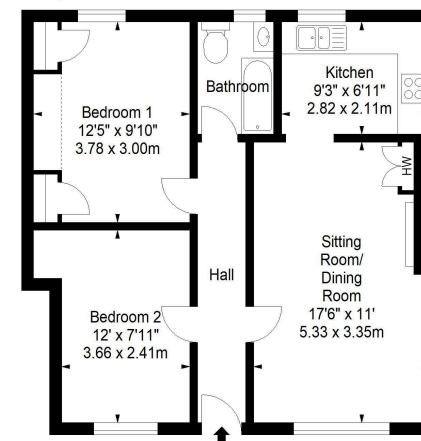
Viewing by appointment on 0131 337 1800



Hutchison Loan,  
Edinburgh,  
Midlothian, EH14 1QF



Approx. Gross Internal Area  
603 Sq Ft - 56.02 Sq M  
For identification only. Not to scale.  
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Ground Floor

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