



14/2 Hutchison Cottages, Edinburgh, EH14 1PY

Description

Bright and spacious ground floor flat which is in excellent order with UPVC double glazing, Vaillant combi boiler, modern kitchen and shower room. It also has private front and side gardens and a communal drying green. It has a sunny south easterly aspect to the front and is close to excellent amenities.

Accommodation:

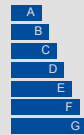
- Entrance hall with deep storage cupboard
- Two good sized front facing double bedrooms with windows with pleasant open aspect and fitted carpet
- The sitting/dining room is generously proportioned and has dual aspect windows to the front and side
- Luxurious modern bathroom with wall board throughout and fitted with a WC, wash basin and shower bath with rainfall shower over, separate handset and heated towel rail
- The kitchen is fitted with a range of white gloss units and laminate worktops with inset stainless steel sink; the appliances include a gas hob with extractor hood and electric fan oven



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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Location

The property is located in the popular residential area of Slateford, which lies to the west of Edinburgh City Centre. There are excellent local shops providing for all day-to-day requirements including an Asda, Aldi and M&S just off Chesser Avenue and Lidl on Slateford Road. Restaurants, bars and bistros can be found in nearby Bruntsfield as well as Gorgie and Dalry. There is a wide range of leisure facilities nearby including the Corn Exchange and Nuffield Health & Leisure Club. Fountain Park Leisure Complex with its multi-screen cinema, Megabowl, bars and restaurants is also within easy reach of the property. The property is well placed for the frequent bus route along Slateford Road and the City Bypass is easily accessible. It is also well placed for Napier and Heriot Watt Universities.

Outside and Gardens

The private front and side gardens are mostly laid to lawn. There is also a shared drying green to the rear of the property.

Extras

The blinds, curtains, light fittings, fixed floor coverings and integrated kitchen appliances are included in the sale.

Council tax

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



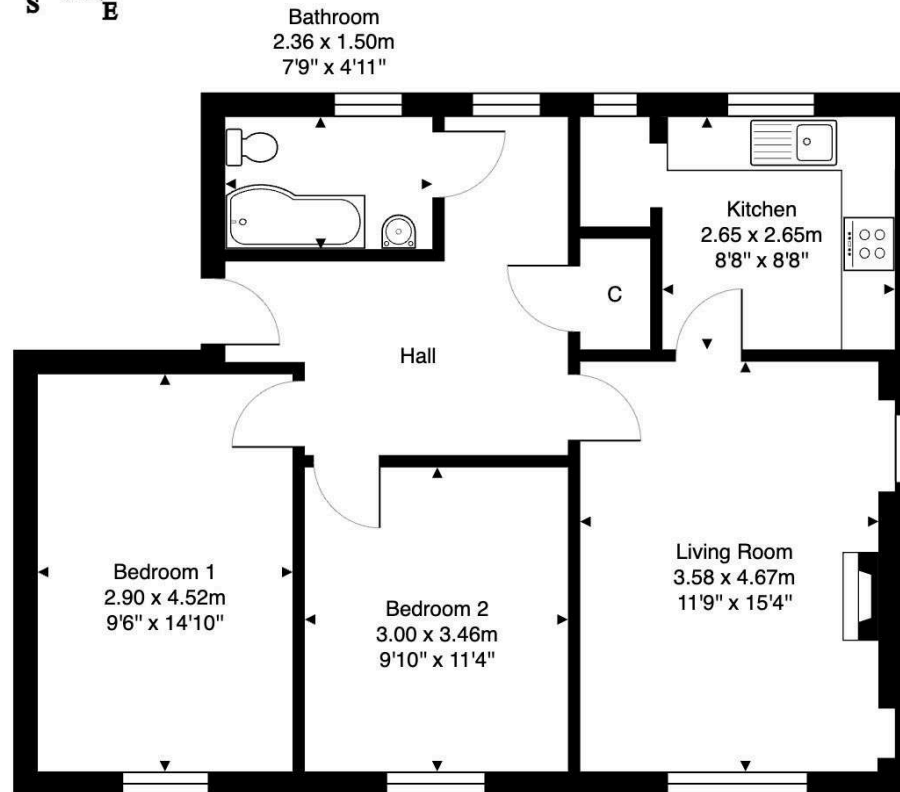




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Total Area: 66.5 m² ... 715 ft²

All measurements are approximate and for display purposes only



DMD SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035

E: property@dmdpartnership.co.uk

T: 0131 316 4666

www.dmdlaw.co.uk

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