










Offers Over
£280,000

33 Eltringham Terrace

Chesser | Edinburgh | EH14 1RZ

Offered to the market in true move in condition this extended mid-terrace property has been meticulously maintained and upgraded by the current owners. Positioned in a quiet residential street the location offers an abundance of local amenities and excellent transport links in very close proximity.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

Internally the accommodation is in fantastic order and briefly comprises; welcoming entrance vestibule, light and spacious bay windowed reception room with wood burner and storage cupboard, stylish modern fitted kitchen with a range of base and wall mounted units and appliances, well-proportioned conservatory/utility room with door accessing rear garden. Leading to the upper level there are two well proportioned double bedrooms with fitted wardrobes and contemporary shower room. The fully floored and lined attic is accessed off the upper landing with 'Velux' window and power, creating the perfect office space or games room. Further benefits include gas central heating and double glazing.



Extras

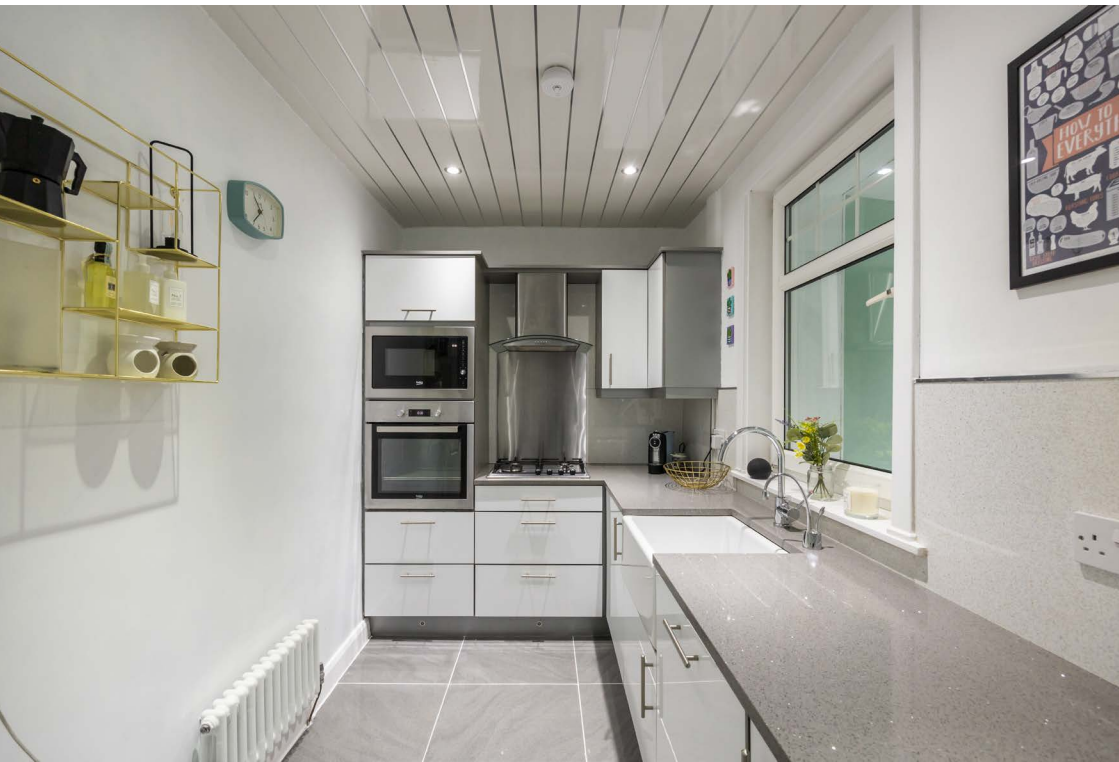
All fitted floor coverings will be included in the sale together with the gas hob, oven, integrated microwave, integrated fridge/freezer, integrated dishwasher and washing machine.

Gardens & Driveway

The beautifully kept rear garden is fully enclosed with patio area and artificial grass, creating the perfect haven for outside dining/relaxing. To the front lies a driveway providing useful off-street parking.

Viewing

By appointment through Neilsons 0131 625 2222.



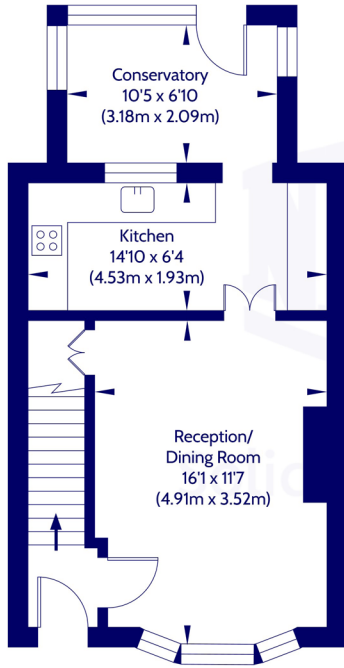


Location

Eltringham Terrace forms part of the popular residential area of Chesser which is situated approximately three miles west of Edinburgh city centre. An excellent selection of shops can be found in the immediate vicinity including M&S Food Hall, Costa Coffee and Aldi together with a 24hour Asda superstore. There are a good range of leisure opportunities in the surrounding area including lovely walks along the Union Canal and the Water of Leith, Carrick Knowe Golf Course, Nuffield Fitness, Murrayfield Stadium and the O2 Academy at the Corn Exchange including a bowling alley. Excellent bus and tram services link the city centre and surrounding area and the City Bypass is close at hand, giving access to central Scotland's main motorway network.



Ground Floor



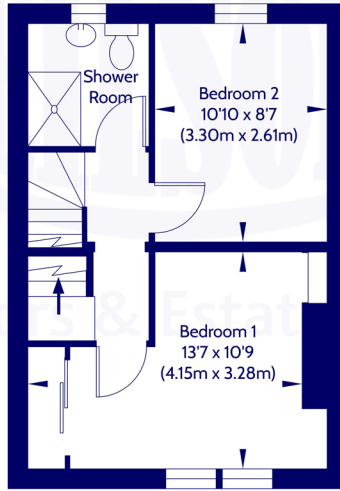
Approx. Internal Area 68.48 Sq M / 737 Sq Ft.

Not to scale. For identification only.

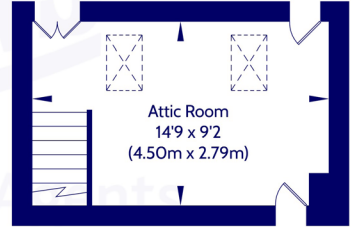
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First Floor



Attic



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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