

**Flat 8, 92 Chesser  
Crescent  
EDINBURGH EH14 1SE  
Fixed price £260,000**

- Hallway with two large storage cupboards and access to partially floored attic
- Kitchen/living room with access to balcony
- Kitchen with a range of floor and wall mounted units, gas hob and electric oven, integrated appliances and white goods included in sale
- Three double bedrooms all with fitted wardrobes and master featuring en-suite
- Family bathroom with three-piece suite
- Gas central heating and double glazing throughout
- Residents parking
- Communal garden



1



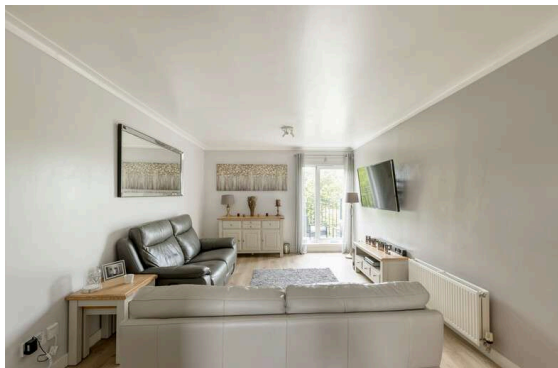
3



1



EPC C



## Third Floor Flat

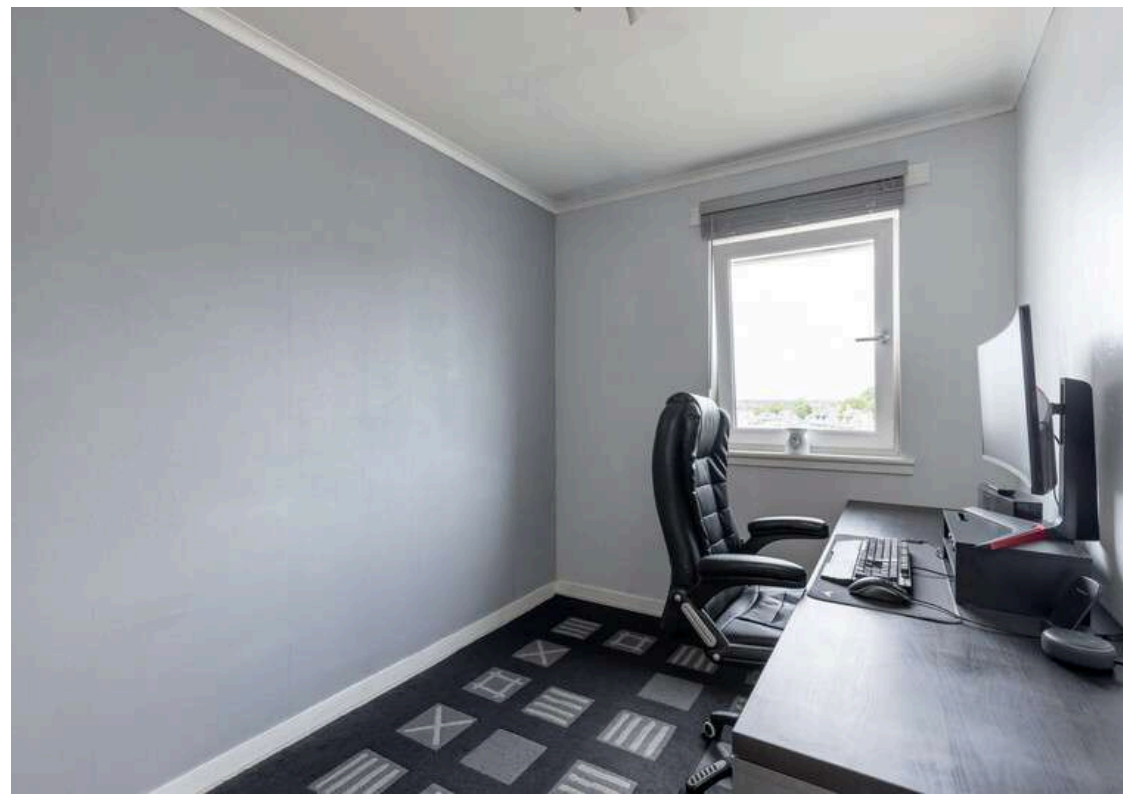
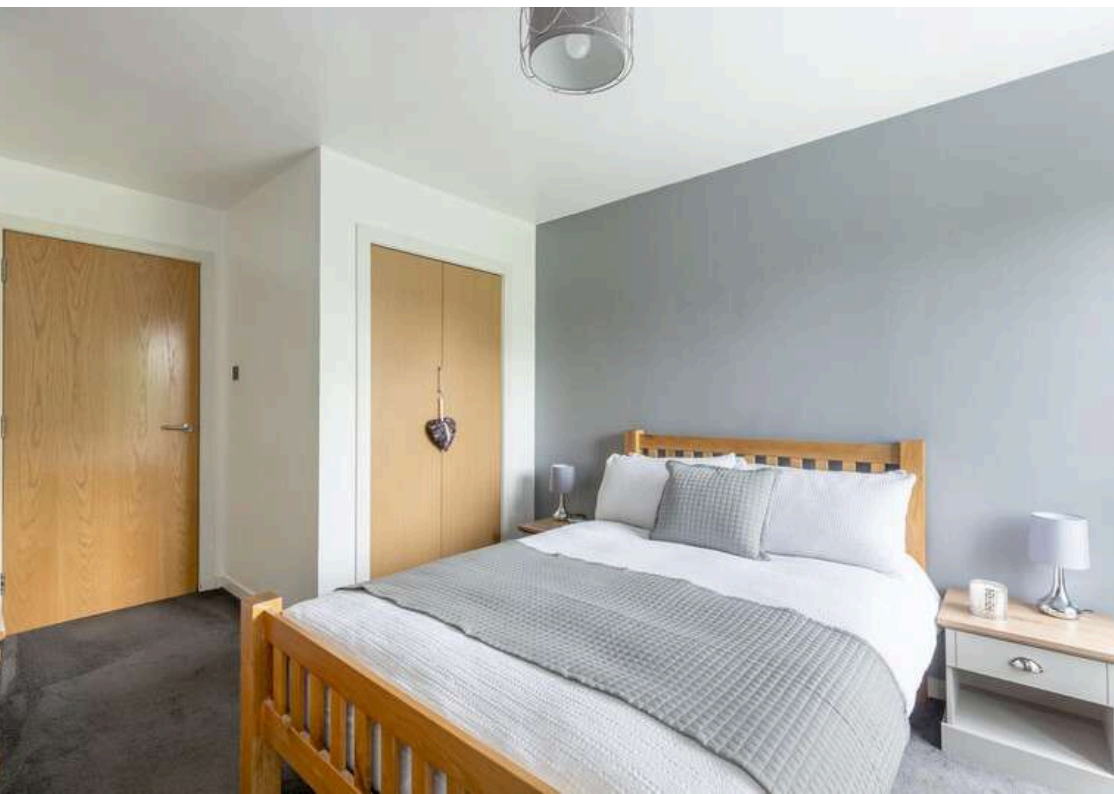
Blair Cadell are delighted to bring to market this immaculate three bed flat in the heart of Chesser. With superb links to the city centre and a range of local amenities, the property would be ideal for the first time buyer and young professional.

The accomodation comprises of an open hallway with a two useful storage cupboards and access to a partially floored attic. A lovely living/dining room with access to the balcony which is the perfect spot for evening relaxing with friends and family. Kitchen with a range of floor and wall mounted units, gas hob and electric oven, integrated appliances and white goods which are included in the sale. There are three generous double bedrooms all with fitted wardrobes and the master featuring an en-suite with a two-piece suite and electric shower. A well kept bathroom with a three-piece suite. Gas central heating and double glazing throughout for maximum efficiency. Well kept communal gardens and residents parking. The flat also benefits from soundproofed flooring throughout keeping it lovely and quiet.

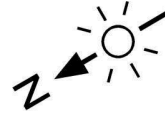
Chesser is approximately a fifteen minute bus journey from the city centre plus is handily placed for swift access to the city bypass which leads to the International Airport and the central belt motorway network. Locally there are excellent shopping facilities that include the Edinburgh West Retail 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.

**Viewing by appointment on 0131 337 1800**

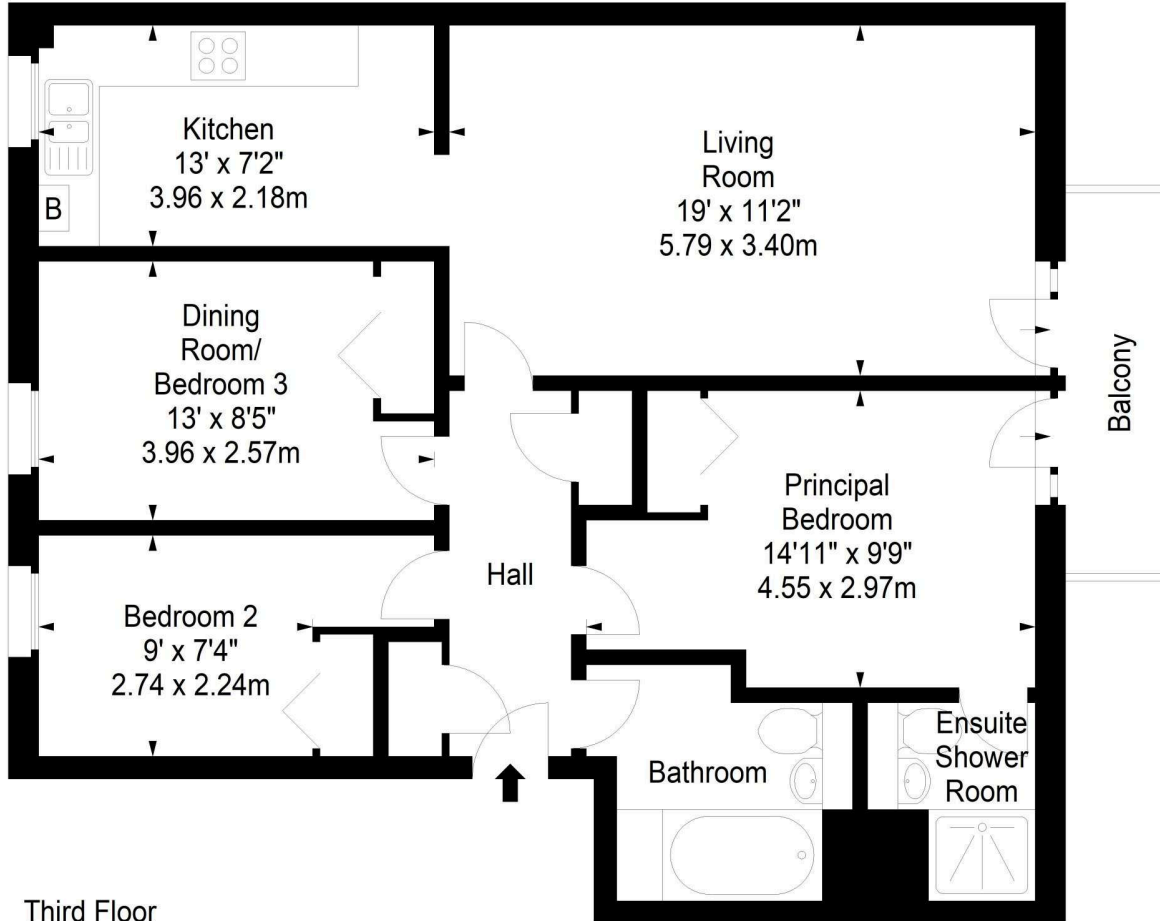




# Chesser Crescent, EH4 1SE



Approx. Gross Internal Area  
855 Sq Ft - 79.43 Sq M  
For identification only. Not to scale.  
© SquareFoot 2023



Third Floor



Property Centre:  
1 Harrison Gardens  
Edinburgh EH11 3NA  
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)

