



GILSON GRAY

LAW • PROPERTY • FINANCE

53 CHESSER LOAN

Chesser, Edinburgh, EH14 1UG



PROPERTY SUMMARY

This mid-terraced house is situated in a cul-de-sac within an established residential area of Chesser and offers a large reception room, a kitchen, two double bedrooms, a large single bedroom, and a modern bathroom, plus a good-sized, south-facing garden and an allocated off-street parking space, plus ample on-street parking. The home would be perfect for first-time buyers, professionals, young families, and rental investors alike and lies close to excellent amenities, including shops, schools, transport links (the train station is just over half a mile away), and open spaces.

Extras: all light fittings and window coverings to be included in the sale, along with a washing machine and fridge/freezer. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- Mid-terraced house in Chesser
- Quiet cul-de-sac setting
- Entrance hallway
- Dual-aspect living/dining room
- Kitchen with garden access
- Two double bedrooms with storage
- One single bedroom with storage
- Modern bathroom with shower-over-bath
- Good-sized, south-facing garden
- Allocated off-street parking space, plus ample on-street parking
- Close to excellent amenities
- EPC Rating - C
- Council Tax Band - D







"DUAL-ASPECT LIVING/
DINING ROOM & A KITCHEN
WITH GARDEN ACCESS"



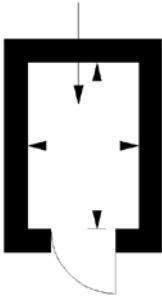


FLOORPLAN

Shed

Approx. 2.1 sq. metres (22.6 sq. feet)

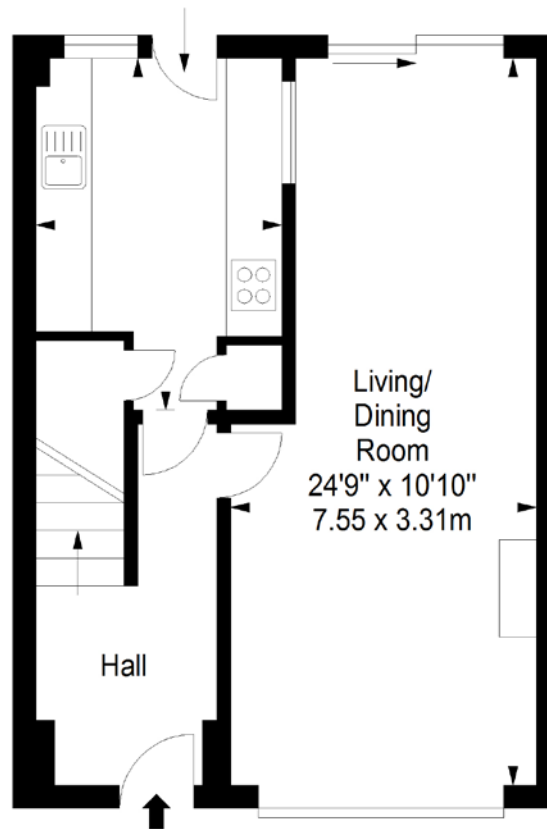
Shed
5'11" x 3'11"
1.80 x 1.20m



Ground Floor

Approx. 42.4 sq. metres (456.4 sq. feet)

Kitchen
12'5" x 8'8"
3.79 x 2.63m



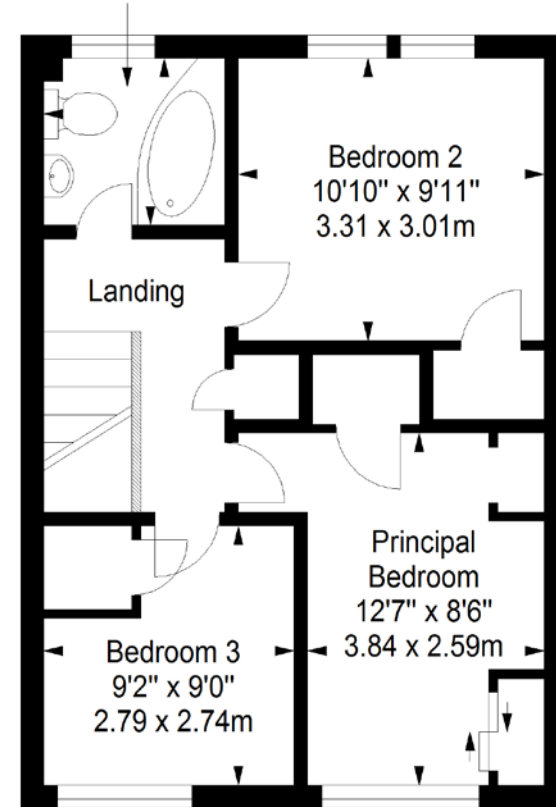
Living/
Dining
Room
24'9" x 10'10"
7.55 x 3.31m

Hall

First Floor

Approx. 42.4 sq. metres (456.4 sq. feet)

Bathroom
6'5" x 5'6"
1.95 x 1.67m



Bedroom 2
10'10" x 9'11"
3.31 x 3.01m

Landing

Principal
Bedroom
12'7" x 8'6"
3.84 x 2.59m

Bedroom 3
9'2" x 9'0"
2.79 x 2.74m

Total area: approx. 86.9 sq. metres (935.4 sq. feet)



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