



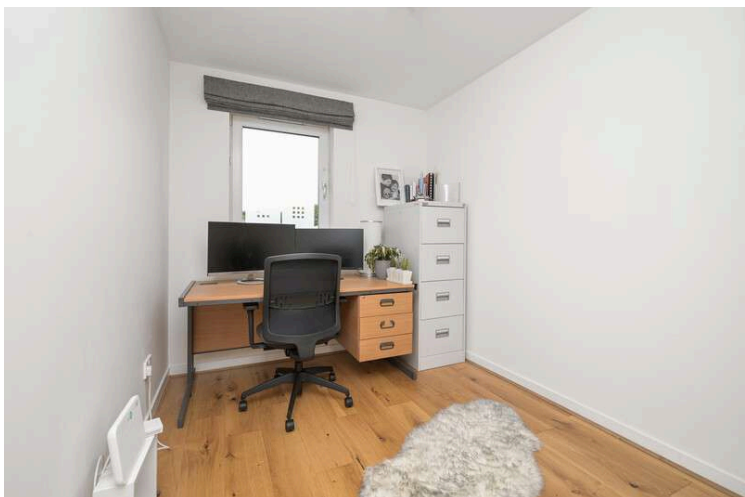
Flat 1, 92 Chesser Crescent, EDINBURGH, EH14 1SE

www.mcdougallmcqueen.co.uk



Fabulous three bedroom ground floor apartment offering bright and spacious accommodation within a factored modern development with communal garden areas and residents parking. The property is ideally located in the popular Chesser area of Edinburgh close to an abundance of local amenities, transport links and leisure facilities. Presented to the market in good order throughout we would recommend an early viewing.

- Reception hallway with excellent storage facilities.
- Bright and spacious dual aspect living and dining room pleasantly looking onto the gardens.
- Kitchen fully equipped with a range of wall and base units along with integrated appliances, fridge freezer also included in the sale.
- Master bedroom with built in wardrobes and en-suite shower room.
- Double bedroom with built in wardrobe storage.
- Third bedroom with built in wardrobe storage.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Secure entry system.
- Gas central heating.
- Double glazing.
- Communal garden areas.
- Residents' car park.



Location

Chesser, is a vibrant and popular location with close proximity west of the city centre. This location offers an easy commute both for work or pleasure, for Edinburgh's vast array of attractions, including Museums, Theatres, bars and restaurants. There are excellent local amenities, in Gorgie itself, including a Sainburys. Chesser itself boasts an Asda along with the Edinburgh West retail park, hosting an M & S foodhall and an Aldi. The Edinburgh Corn Exchange, is a popular exhibition and venue centre. There are two gyms nearby, the Nuffield Fitness & Wellbeing gym and a Pure gym. Fabulous walks can be found, with direct access to the Water of Leith walkway, taking you through Roseburn and onto the Dean Village. It is popular with the student market due good bus services, linking to the main University Campuses in the city, as well as Edinburgh Napier's 'Sighthill' campus and Heriot Watt University. Slateford Station and the tram network, are a 10 minute journey, offering easy commuting and access to Edinburgh International Airport

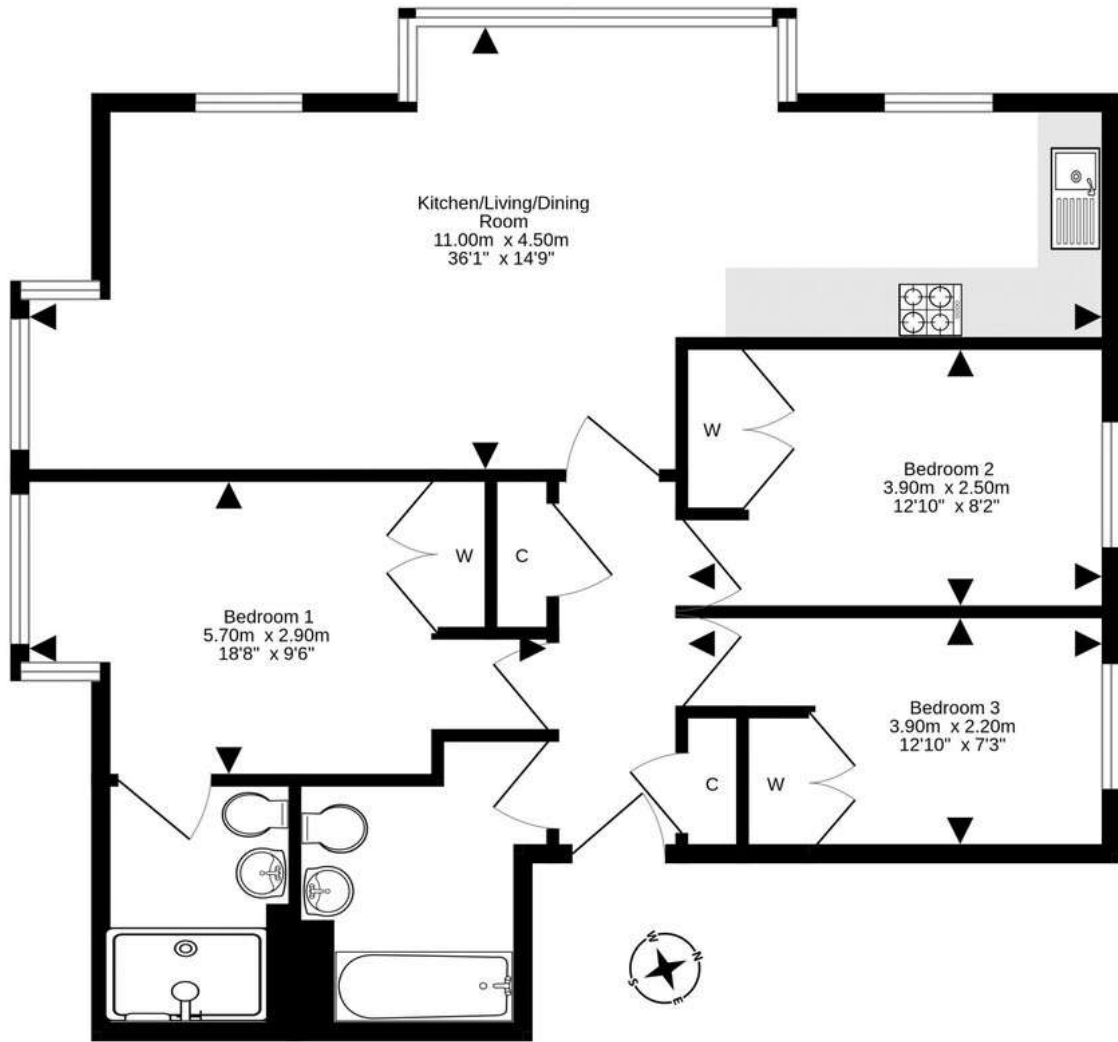
Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

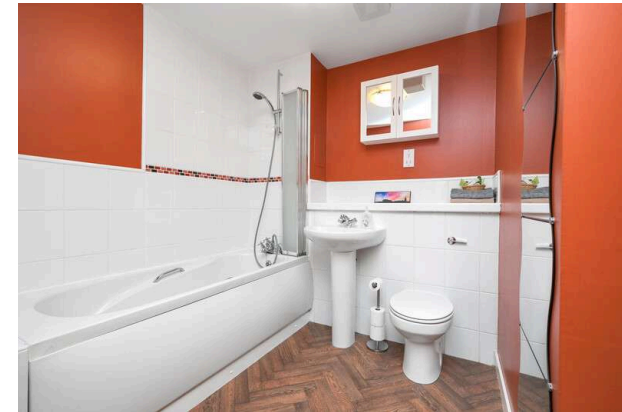
Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

