



## 135/4 Hutchison Road

Slateford, Edinburgh, EH14 1PG

*We sell homes, not just houses*





## Summary

*This first-floor flat forms part of an established development, nestled at the end of a cul-de-sac in popular Slateford. It is within easy reach of amenities, schools, and transport links, and it offers a swift commute into Edinburgh city centre. Furthermore, the two-bedroom property has light neutral décor throughout, allowing new buyers to easily add their own stamp. It is sure to be popular with first-time buyers, city professionals, small families, and buy-to-let investors.*

*Extras: all fitted floor coverings, window blinds, light fittings, a gas cooker, a fridge/freezer, and a washing machine, as well as a 3-seater sofa, dining table and 4 chairs, shelving, king-size bed/mattress, and matching TV stand and coffee table to be included in the sale.*



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## Features

- Well-presented first-floor flat
- Quiet location in Slateford
- Secure telephone-entry system
- Central hall with two cupboards
- Good-size living/dining room
- Fitted kitchen
- Two double bedrooms (one with storage)
- 3pc bathroom with overhead shower
- Well-kept shared garden and private shed
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C





Well-presented first-floor flat in  
a quiet location in Slateford







Two double bedrooms and a well-kept shared garden and private shed

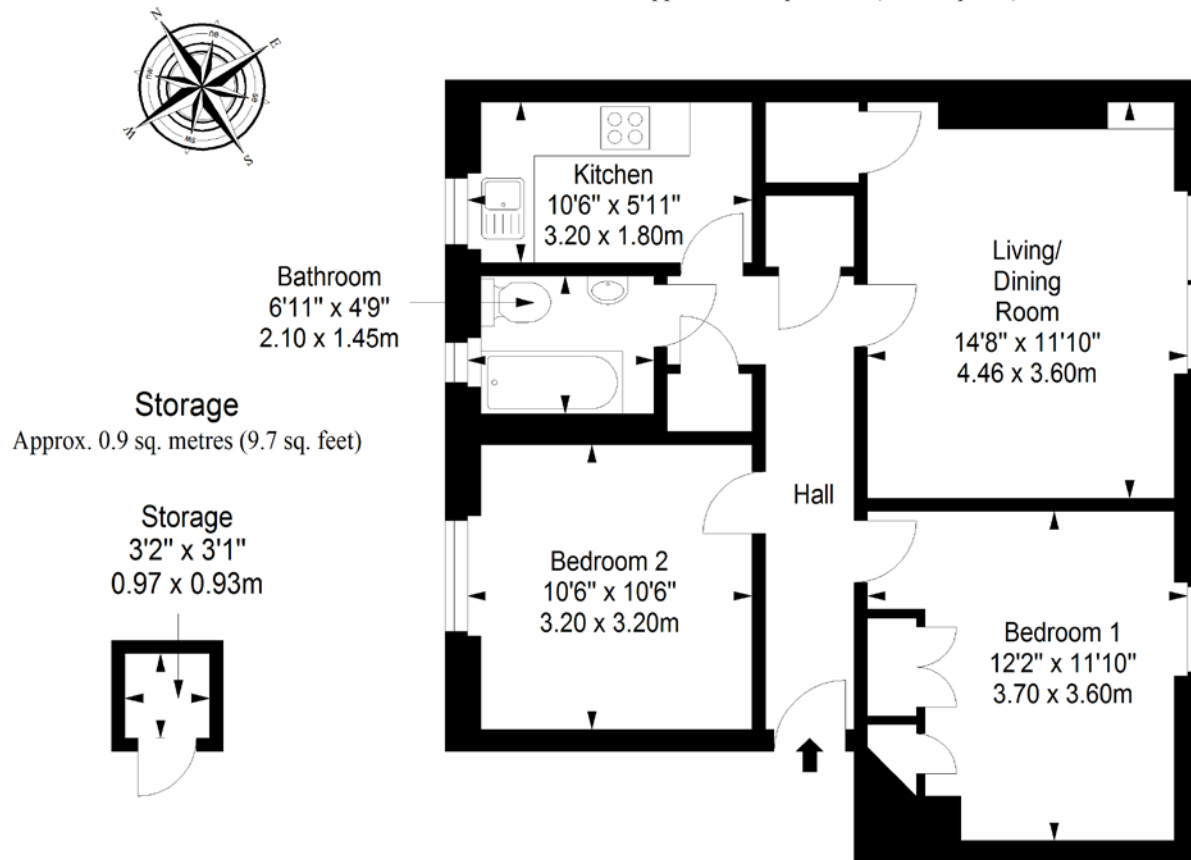




# Floorplan

## First Floor

Approx. 60.1 sq. metres (646.9 sq. feet)



Total area: approx. 61.0 sq. metres (656.6 sq. feet)

LEGAL OFFICE: 89-91 Morrison Street, Edinburgh, EH3 8BU

0131 337 7771

[www.clancys-solicitors.co.uk](http://www.clancys-solicitors.co.uk)

### DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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