



Offers Over  
**£225,000**

## 10 Hutchison View

Chesser | Edinburgh | EH14 1RX

A fantastic opportunity has arisen to purchase this impressive, main door lower villa with private gardens and driveway, situated within a quiet cul-de-sac setting in the popular district of Chesser close to excellent local amenities and transport links. The property would undoubtedly appeal to first time buyers, professionals, young families, investors or those looking to down size.

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



## Description

The spacious accommodation in brief comprises; entrance vestibule, welcoming hallway, light and airy reception room with fireplace, fitted kitchen with ample space for a dining table and chairs and direct access to rear garden, dual aspect principal bedroom with fitted cupboard, further well proportioned bedroom with large wardrobes and good sized bathroom with separate shower enclosure. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the integrated appliances. The wardrobes in bedroom 2 will also be included in the sale.

## Gardens & Driveway

There is a fully enclosed private garden to the rear which is laid to lawn, creating the perfect haven for children to play and for outside dining/relaxing. To the front there is a private section of garden and a driveway providing useful off-street parking.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

Hutchison View 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 an M&S food hall 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 beautiful water of Leith Walkway, Carrick Knowe Golf Course, Nuffield Fitness and Wellbeing Centre, the Corn Exchange including bowling alley. Excellent bus 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. Edinburgh Airport is also within easy reach.

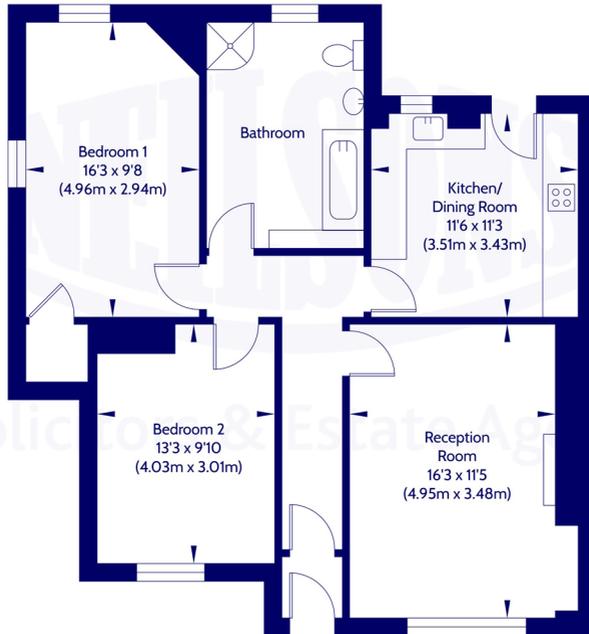


Ground Floor

Approx. Internal Area 78.21 Sq M / 842 Sq Ft.

Not to scale. For identification only.

© www.planography.co.uk 2024



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.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

