

**40/4 Hutchison Avenue
Edinburgh EH14 1QP**

Offers Over £165,000

- Large living/dining room
- Kitchen fitted with a range of floor and wall mounted units electric hob and oven and appliances included
- Two double bedrooms
- Fully tiled bathroom fitted with three-piece suite
- Gas central heating and double glazing
- Communal drying green
- Free on-street parking



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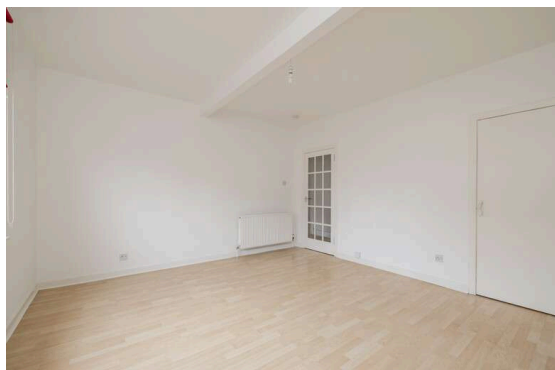
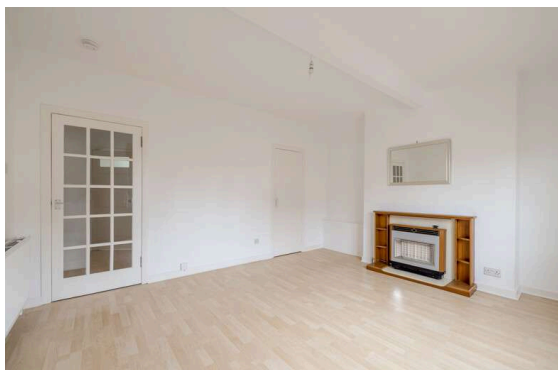
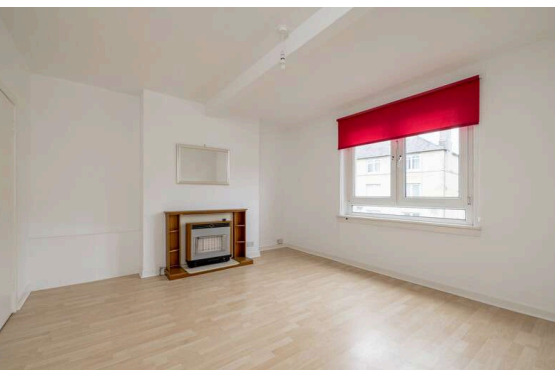
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EPC C



Flat

Blair Cadell are delighted to offer to market this two bed first floor flat in Chesser. With superb local amenities and great transport links to the city centre and beyond the property would be ideal for the young professional or buy to let investor.

The accomodation comprises of an entrance hallway leading through to a generous living/dining room with a useful storage cupboard. Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and white goods which are included in the sale. There are two double bedrooms. Fully tiled bathroom with a three-piece suite. Gas central heating and double glazing throughout for maximum efficiency. A communal drying green to the rear of the property with a useful garden hut and free on-street parking.*No warranties given for systems or appliances*

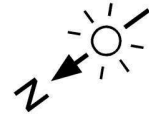
Chesser is a popular residential area which is situated to the south west of the city centre within a ten minute drive of the bypass which leads to the airport and the central belt motorway network. The city centre can be easily reached by regular public transport services such as the bus, tram or train all of which are accessible very close by. Shopping facilities include the Edinburgh West Retail Park, 24hr ASDA, Lidl and a Sainsbury's superstore at Inglis Green. Recreational facilities include Nuffield and Pure gym as well as Fountain Park, the Corn Exchange Village and Murrayfield Stadium which are within walking distance. Also, nearby and only a short walk away are a variety of outdoor facilities including the Water of Leith Walkway, the Union Canal and Saughton Park & Gardens.

Viewing by appointment on 0131 337 1800

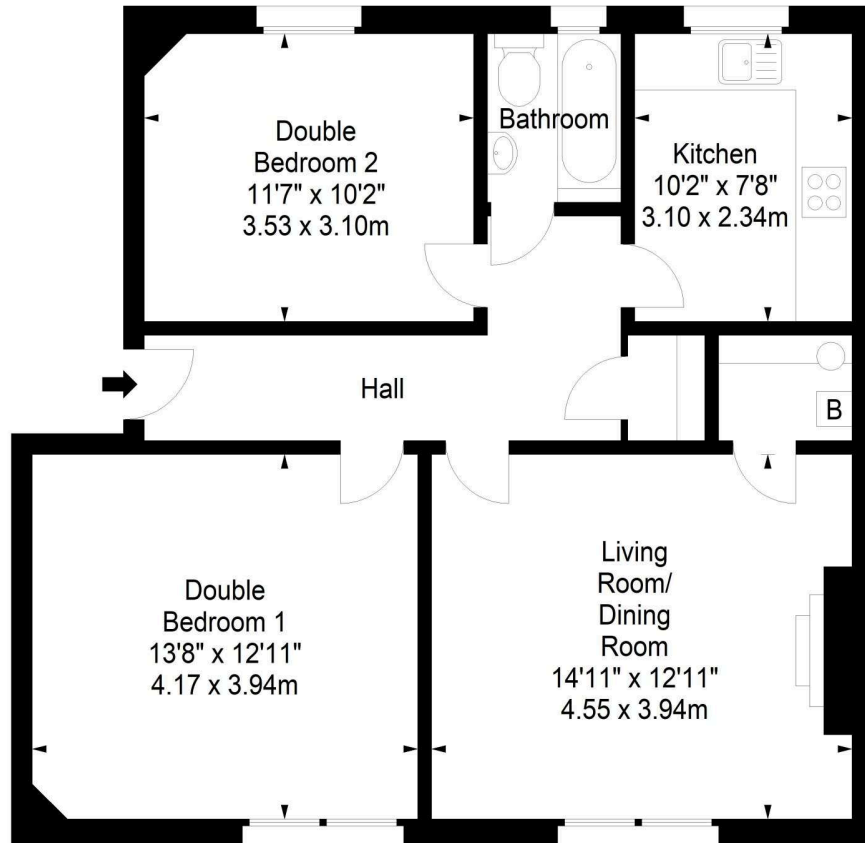




Hutchison Avenue,
Edinburgh, EH14 1QP



Approx. Gross Internal Area
759 Sq Ft - 70.51 Sq M
For identification only. Not to scale.
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First Floor



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