










Offers Over
£150,000

133/2 Hutchison Road

Chesser | Edinburgh | EH14 1PG

Spacious ground floor flat located in the ever popular Chesser, close to excellent local amenities and transport links to the city centre with further access to main motorway network in easy reach. The property benefits from private garden ground to the front and access to a generous shared garden to the rear. The property is ideally suited to first time buyers and young professionals.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band – C



Description

In brief the internal accommodation comprises; Reception room boasts a front aspect that opens up over the private garden garden, Additionally, the room features convenient storage solutions and a fireplace. The well-designed kitchen provides a pleasant outlook over the communal garden at the rear, equipped with fitted wall and base units, white goods, and a convenient breakfast bar area for added functionality. The bedrooms are both doubles, one to the front and one with a pleasant rear aspect. The bedroom to the front also benefits from a substantial built in wardrobe. The bathroom is equipped with a three-piece suite, including a mains shower over the bath and tiling.



Extras

The property shall be sold with all fixtures, fittings, integrated & free standing appliances and fitted floor coverings. All other furniture may be available.

Gardens and Parking

On street parking is available for residents and visitors alike. To the front of the property is a spacious, fenced private lawn area, extending to the side of the property also. A shared communal garden to the rear is a great spot for relaxing, bordered with mature shrubbery and trees for additional privacy.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

Hutchison Road 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 54.5 Sq M / 587 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

☎ 0131 625 2222

💻 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

