



6/1 Hutchison Medway  
Chesser, Edinburgh, EH14 1QL



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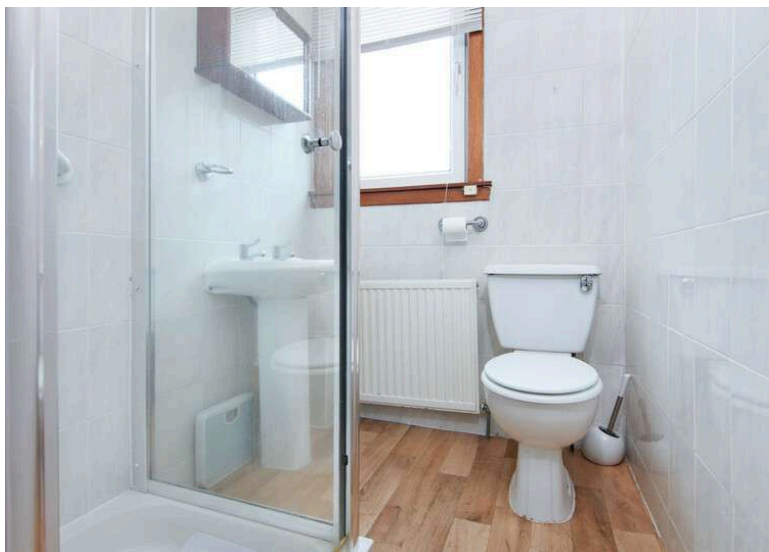


# 6/1

Hutchison Medway

Well proportioned and easily manageable Ground Floor Flat which would now benefit from a degree of modernisation and cosmetic upgrading

- Ground floor flat
- In need of modernisation
- Gas central heating and double glazing
- Private front garden and rear garden
- Communal drying green
- Ideal for a first time buyer
- Two bedrooms
- Kitchen



Home Report: £165,000

EPC Rating: D

Well proportioned and easily manageable Ground Floor Flat which would now benefit from a degree of modernisation and cosmetic upgrading, but which offers a blank canvas for a wide variety of potential buyers. The flat is entered off a well kept common stairway and comprises reception hall, lounge, fitted kitchen with gas hob, electric oven, cooker hood, washing machine & fridge/freezer, two double bedrooms and shower room.

There is gas central heating with a back boiler and double glazed window units. There are areas of private garden ground to both front and rear and unrestricted on-street parking on Hutchison Medway and in the adjacent streets.

In summary, early viewing is highly recommended to fully appreciate the potential on offer.

Extras: To include the white goods (no warranties to be given) , carpets, curtains and blinds.



The flat is spoilt for choice when it comes to shopping and leisure activities. A range of supermarkets can be found close by, Aldi, Lidl, Marks & Spencer and Asda to name a few. Nearby the O2 Academy Edinburgh hosts regular concerts, fairs and events and the Corn Exchange Village offers bowling, mini golf and AstroTurf football pitches. Local Lesuire centre's include Nuffield Health Centre, Craiglockhart Leisure Centre, Meggetland Sports Centre and the Water of Leith walkway/cycle paths are a stones throw away. Further leisure activities can be found at nearby Fountain Park, which boasts a Cineworld cinema, a Nuffield Health gym, adventure golf, trampoline park, laser tag arena, bowling alley, and a selection of bars and restaurants. Schooling is available from nursery to secondary level and higher education is within easy reach. Buses and Trams run to and around the City Centre from the area.



### Ground Floor

Approx. 64.6 sq. metres (695.7 sq. feet)



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