



RALPH SAYER
SOLICITORS & ESTATE AGENTS

Flat 6, 98 Chesser Crescent

Edinburgh, EH14 1SE

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We are delighted to market this lovely bright and spacious two bedroom top floor flat which would make an excellent starter home for the first time buyer or investment opportunity. The property forms part of an established modern development ideally located in the sought after residential district of Chesser close to fantastic amenities and excellent commuter links to Edinburgh's universities and city centre. The property is presented to the market in good order throughout having recently undergone some cosmetic upgrades and consists of:

Property Summary

- Reception hallway with built in storage and loft access
- Large north facing bright and spacious living room with views over the city
- Breakfasting kitchen with a good range of wall and base units along with integrated and freestanding appliances
- Master bedroom with built in wardrobe storage and en- suite shower room
- Further double bedroom with built in wardrobe
- Bathroom comprising WC, wash hand basin and bath with shower over and large storage cupboard
- Gas central heating with combi boiler
- Double glazing
- Landscaped gardens
- Resident's parking
- EPC Rating - C | Council Tax Band - D







Large north facing bright
and spacious living room
with views over the city







Bathroom comprising WC, wash hand basin and bath with shower over and large storage cupboard



Chessar

Chessar is a popular residential district situated between Gorgie and Slateford to the southwest of the Edinburgh City Centre. Local shopping facilities include banking and post office services plus a wider range at the large Asda supermarket at Newmart Road and the Marks and Spencer Foodhall and other outlets at Edinburgh West Retail Park off Chesser Avenue. Travelling by car, the Western Approach Road leads directly into Edinburgh's West End. A good public transport service operates into Edinburgh and Edinburgh City Bypass, approximately 1 mile away, gives access to other major motorway networks and Edinburgh International Airport. For recreation the open spaces of Corstorphine Hill, Saughton Park, Edinburgh Zoo and several golf courses are within easy reach.

Let us help you find your next
dream property!



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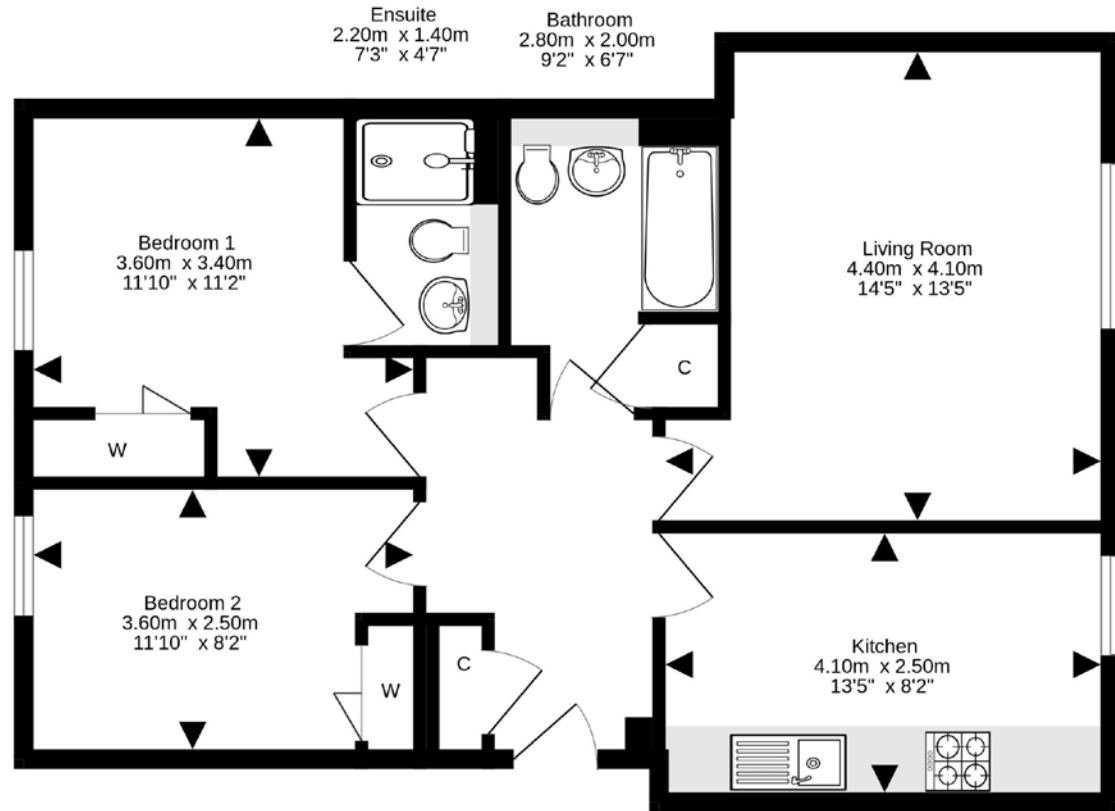
Birch House
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Edinburgh, EH11 4EP

 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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