



Solicitors & Estate Agents










Offers Over

**£160,000**

# 18/1 Hutchison Road

Chesser | Edinburgh | EH14 1RD

A fantastic opportunity has arisen to purchase this spacious ground floor flat located in the ever popular Chesser area, 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 grounds to the front, side and rear. The property would undoubtedly appeal to first time buyers and professionals.

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



## Description

In brief the internal accommodation comprises; welcoming entrance hallway with useful storage, light and airy reception room with electric fireplace, fitted kitchen with a range of base and wall mounted units, two well proportioned double bedrooms and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating (new boiler installed 2021) and double glazed.

*This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*



## Extras

All fitted floor coverings will be included in the sale together with the hob and oven.

## Gardens & Parking

To the front of the property is a spacious, private lawn area, extending to the side of the property. At the rear of the property there is a section of private garden as well as a shared communal drying green. The shed will also be included in the sale. There is ample on-street parking to the front and surrounding area.

## Viewing

By appointment through Neilsons 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.

Approx. Internal Area 64.44 Sq M / 694 Sq Ft.

Not to scale. For identification only.

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Ground Floor



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.



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