



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**12/3 HUTCHISON ROAD**

Chesser, Edinburgh, EH14 1RD





Well-presented with attractive, modern interiors, this two-bedroom first floor flat forms part of an established building in the Chesser area of the city. The property features, Gas Central Heating, modern Double Glazing as well as well-presented modern interiors throughout and communal garden to the rear. Amenities close by comprise a variety of shops within the Edinburgh West retail park (including three major supermarkets, coffee shop and bakers), excellent entertainment is available in the nearby O2 Edinburgh Corn Exchange and leisure facilities such as Nuffield Health Gym and Corn Exchange. Transport links to Edinburgh's City Centre include nearby rail links as well as Haymarket Station which can be easily accessed with excellent bus routes serving the city, whilst the heart of the capital is just three miles away. Bus links also serve Herriot Watt university and access to the City Bypass is just a short distance away. The flat and its location are sure to appeal to first-time buyers, professionals, couples, young families, and rental investors alike.



## FEATURES

- Spacious First-floor flat in Chesser
- Well-presented, modern interiors throughout
- Secure shared entrance and stairwell with communal gardens
- Hallway with built-in storage cupboard
- Elegant living/dining room with homely fireplace
- Southerly-facing modern fitted kitchen
- Two generous double bedrooms
- Attractive shower room
- Access to a large shared rear garden
- Ample unrestricted on-street parking
- Gas central heating
- Extras: Kitchen appliances comprising a cooker, fridge/freezer, slimline dishwasher, and washing machine will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.





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PRESENTED TWO-  
BEDROOM FLAT IS  
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WEALTH OF BUYERS."



EPC RATING:



COUNCIL TAX BAND:



VIEWINGS

By appointment with Gilson Gray on 0131 516 5366



GILSONGRAY.CO.UK

### EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



### GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



### EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



### DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



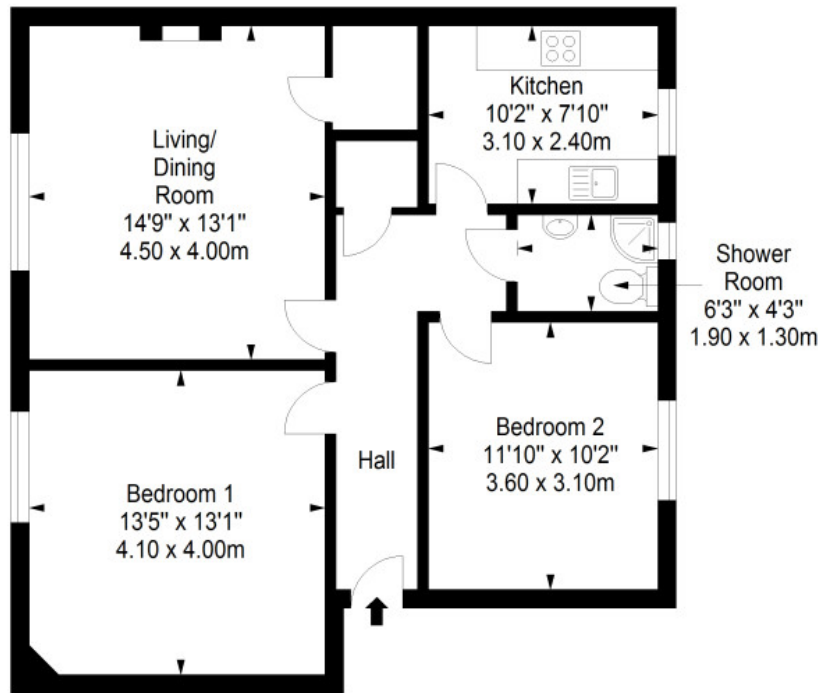
### BORDERS

01890 880 008



#### First Floor

Approx. 69.2 sq. metres (744.9 sq. feet)



Total area: approx. 69.2 sq. metres (744.9 sq. feet)



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.