

# 90 Flat 2 Chesser Crescent, Chesser Edinburgh, EH14 1SE

OFFERS OVER £220,000



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- Ground floor flat in private residential development
- Living Room with open plan fitted kitchen
- 2 double bedrooms
- Bathroom with over-bath shower
- GCH and Upvc double glazing
- Communal garden and ample residents parking
- Entry system and factor
- Popular location beside the Corn Exchange and Slateford Rail Station
- EPC C

### Description

This ground floor flat is an ideal purchase for individuals seeking comfortable accommodation on ground floor. It is equally suitable for landlords as an estimated rental is currently £1,100 pcm. The property was built by Bett Homes in 2006 and offers a well-designed layout (65sqm) incorporating very generous storage space. There is a living/diningroom/kitchen, two double bedrooms and a bathroom with over-bath shower. New laminate flooring was recently laid. The block comprises eight flats and benefits from a secure entry system.





### **Gas Central Heating and Double Glazing**

The property has gas central heating complemented by UPVC double glazing.

### **Gardens and Parking**

There is a shared communal garden with cycle store and ample parking bays for residents.

### **Managing Agent**

Ross & Liddel provide a management service at an estimated average monthly cost of £120 pcm.

### **Location**

The very popular district of Slateford/Chesser straddles the A70 approximately two miles west of the City Centre. There is a large 24- hour Asda supermarket, M&S Food Hall, social amenities, railway station and a modern sports centre all within the immediate neighbourhood. Fountain Park Leisure Complex with a multiplex cinema is approximately one mile away. Excellent bus services operate whilst major transport links at Haymarket are readily accessible.

### **Valuation**

The mortgage valuation is £230,000 and the link to the Home Report is available from the ESPC web site.

### **Council Tax and EPC**

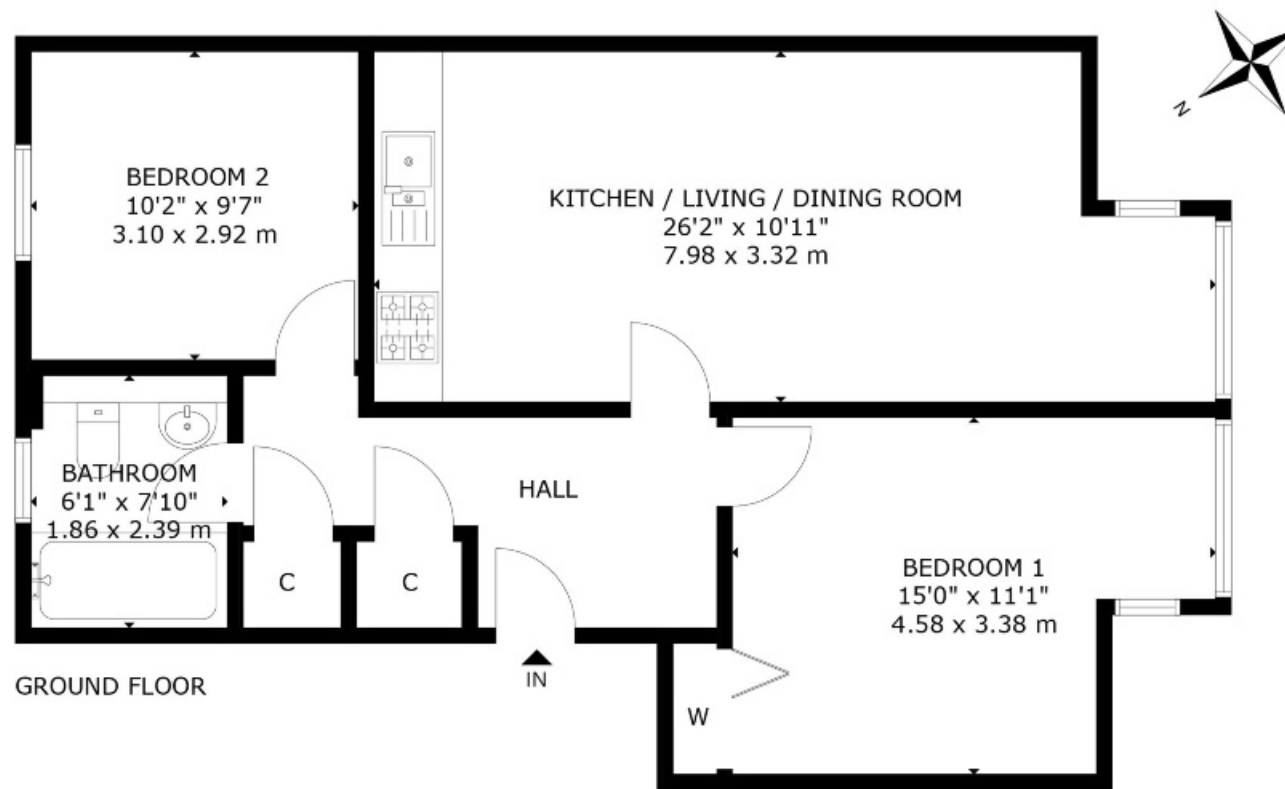
The property lies in Council Tax Band C and has a C rated Energy Performance Certificate.

### **Extras**

Floor coverings, gas hob, oven, and fridge included in the sale.

### **Viewing**

To view telephone Agents 0131 243 1230 (or 0759 58 20611 out with office hours)



GROUND FLOOR

90 (FLAT 2) CHESSEY CRESCENT, EDINBURGH EH14 1SE  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 695 SQ FT / 65 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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 email [sales@dm-property.com](mailto:sales@dm-property.com)  
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