










Offers Over

£255,000

7 Chesser Loan

Chesser | Edinburgh | EH14 1SX

Quietly situated in the popular residential area of Chesser, to the west of the City Centre is this main door lower villa with private front and rear gardens. Close to excellent local amenities and transport links this property is sure to have a wide appeal in the market and early viewing is highly recommended.

-  1 public room
-  2 bedrooms
-  1 shower room
-  Private front and rear gardens
-  Unrestricted on street parking
-  EPC rating – D
-  Council tax band - C



Description

The accommodation has been well maintained but would now benefit from some upgrading and modernisation, and briefly comprises entrance vestibule and hall with deep storage cupboard with light, lounge with gas fire and fireplace overlooking the front garden, kitchen with wall and base units and door to rear garden, bedroom 1 with large built in wardrobe, bedroom two and shower room.

The property further benefits from gas central heating and double glazing.



Extras

All fixtures and fittings will be included in the sale along with the 5 ring gas hob, electric oven and shed.

Gardens and Parking

There are private gardens to the front and rear, with the rear garden being laid to lawn with a patio area, offering space for dining in the warmer months. There is ample unrestricted on street parking.

Viewing

By appointment through Neilsons (0131 625 2222).





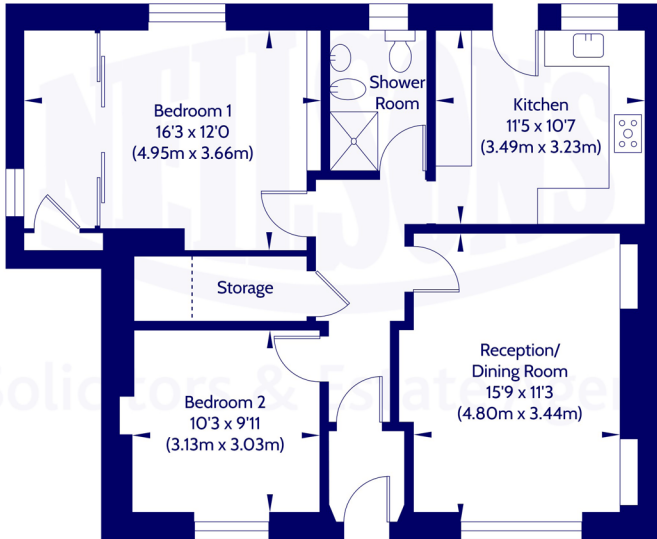
Location

This property is in the sought-after residential area of Chesser which is situated approximately three miles west of Edinburgh City Centre. The City Bypass is close at hand and gives access to central Scotland's main motorway network. The property is also nearby to Slateford Station. An excellent selection of specialist shops, cafes and bars can be found in the immediate vicinity as well as a large Asda superstore & M&S Foodhall. 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 and a large Pure Gym.



Approx. Gross Internal Floor Area 73.6 Sq M / 792 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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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