



25/6 Hutchison Avenue  
Chesser, Edinburgh, EH14 1QP

CALL US ON 0131 447 4747



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## Chesser, Edinburgh

### EH14 1QP

For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Shared secured entry.
- Reception hall with walk-in storage cupboard.
- Good sized living room/dining room with feature fire.
- Modern fitted kitchen with appliances
- Generously proportioned double bedroom.
- Fully tiled bathroom with shower.
- Gas Central Heating.
- Double glazing.
- Communal gardens to rear.
- Unrestricted on street parking.



### GENERAL DESCRIPTION

A top floor flat in the highly regarded Chesser district of the city, perfectly positioned for access to Edinburgh City Centre. There are a range of local amenities close at hand and the property would make an ideal purchase for a first time buyer or perhaps for letting purposes

COUNCIL TAX BAND: B.  
TRAIN STATION: APPROXIMATELY 400 METRES TO SLATEFORD TRAIN STATION.  
AIRPORT: APPROXIMATELY 6.8 MILES TO EDINBURGH AIRPORT.  
BUSES: WITHIN A 200 METRES.

### LOCATION

Chesser is a popular residential area which is situated to the southwest of the city centre within a ten minute drive of the bypass which leads to the airport and the central belt motorway network. The city centre can be easily reached by regular public transport services such as the bus, tram or train all of which are accessible very close by. Shopping facilities include the Edinburgh West Retail Park, 24hr ASDA, Lidl and a Sainsbury's superstore at Inglis Green. Recreational facilities include Nuffield and Pure gym as well as Fountain Park, the Corn Exchange Village and Murrayfield Stadium which are within walking distance. Also, nearby and only a short walk away are a variety of outdoor facilities including the Water of Leith Walkway, the Union Canal and Saughton Park & Gardens.

EXTRAS:  
THE PROPERTY WILL BE SOLD AS SEEN AND THERE WILL BE NO GUARANTEES FOR THE ANY OF THE WHITE GOODS OR GAS FIRE.





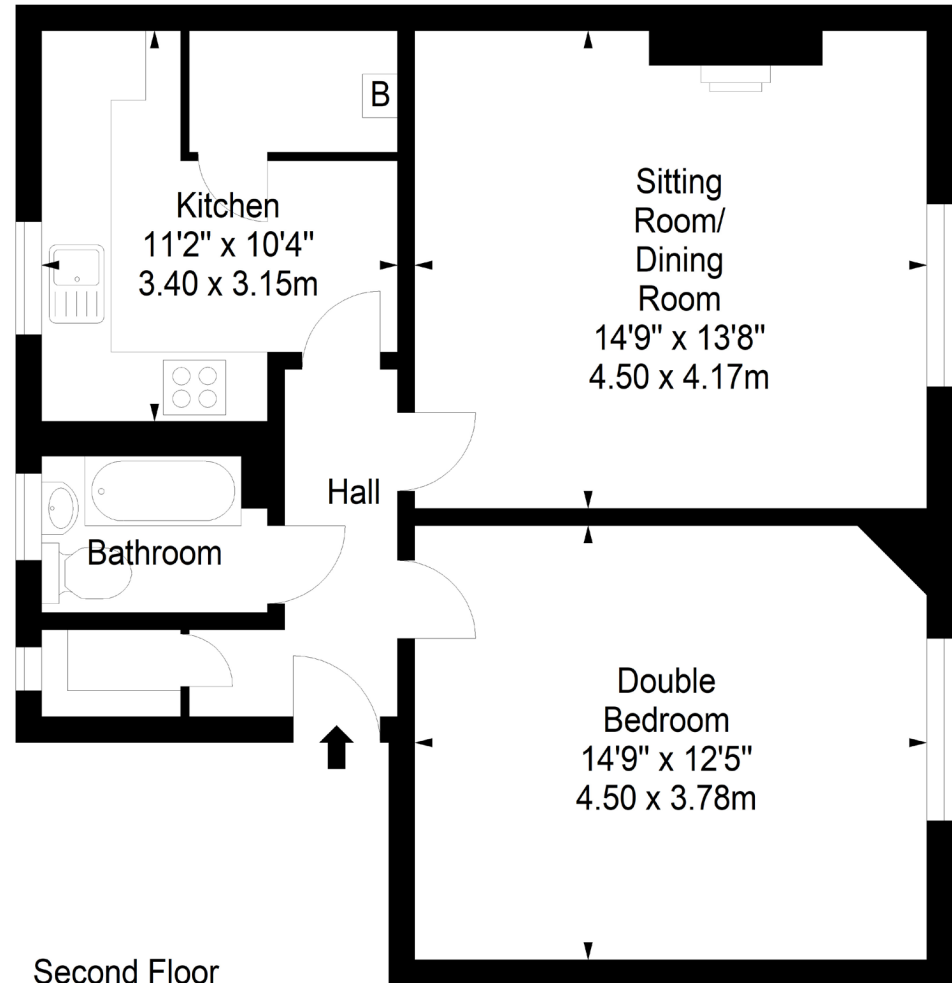
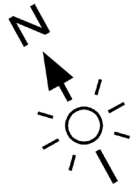


**ENERGY PERFORMANCE  
CERTIFICATE RATING C**

**Hutchison Avenue, EH14 1QP**



Approx. Gross Internal Area  
607 Sq Ft - 56.39 Sq M  
For identification only. Not to scale.  
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Second Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

**WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)**

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. 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. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.