



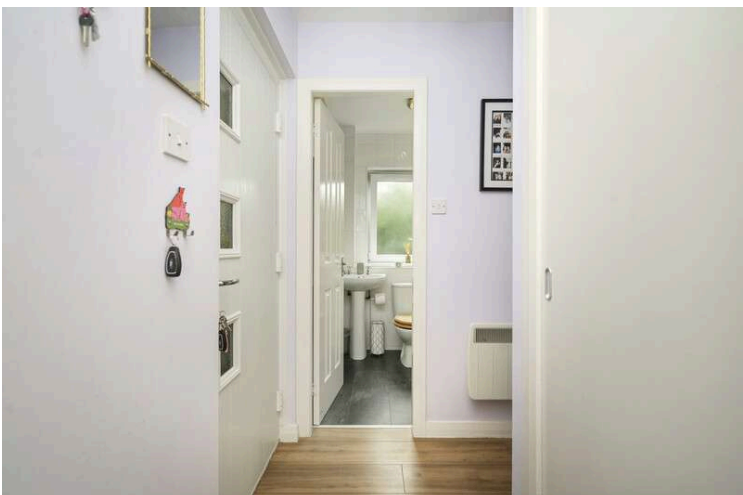
Flat 3, 123 Hutchison Road, Edinburgh EH14 1RE

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Welcome to Hutchison Road, this delightful one bedroom first floor apartment is an excellent first time buy or investment opportunity offering bright and spacious accommodation with a secure entry system, set within communal gardens along with a carpark to the rear. The property is conveniently located in the popular Chesser area of Edinburgh close to an abundance of local amenities along with swift transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with a useful storage cupboard.
- Front facing living room with access to the kitchen.
- Modern kitchen equipped with a range of wall and base units along with integrated appliances.
- Rear facing double bedroom with built in wardrobe storage.
- Bathroom comprising WC, wash hand basin and bath with shower over, ladder radiator.
- Electric heating.
- Double glazing.
- Set within communal gardens.
- Residents and visitors parking to the rear.



## Location

The property is conveniently placed for access to the finest amenities of the City Centre, the local area provides an excellent range of convenience shopping including a 24hr Asda superstore with post office services, Lidl, Sainsbury's and the West Edinburgh Retail Park with Marks & Spencer Food and Aldi. Schools catering for all age groups are easily accessible and there are also a variety of recreational facilities including gyms, golf courses, skateboard park and pleasant walks/cycling opportunities along the Union Canal and Water of Leith walkway all in the vicinity. An excellent public transport service operates nearby to many parts of the city as well as a train service to Edinburgh and Glasgow. There is also easy access to the city by-pass linking with major motorway networks.

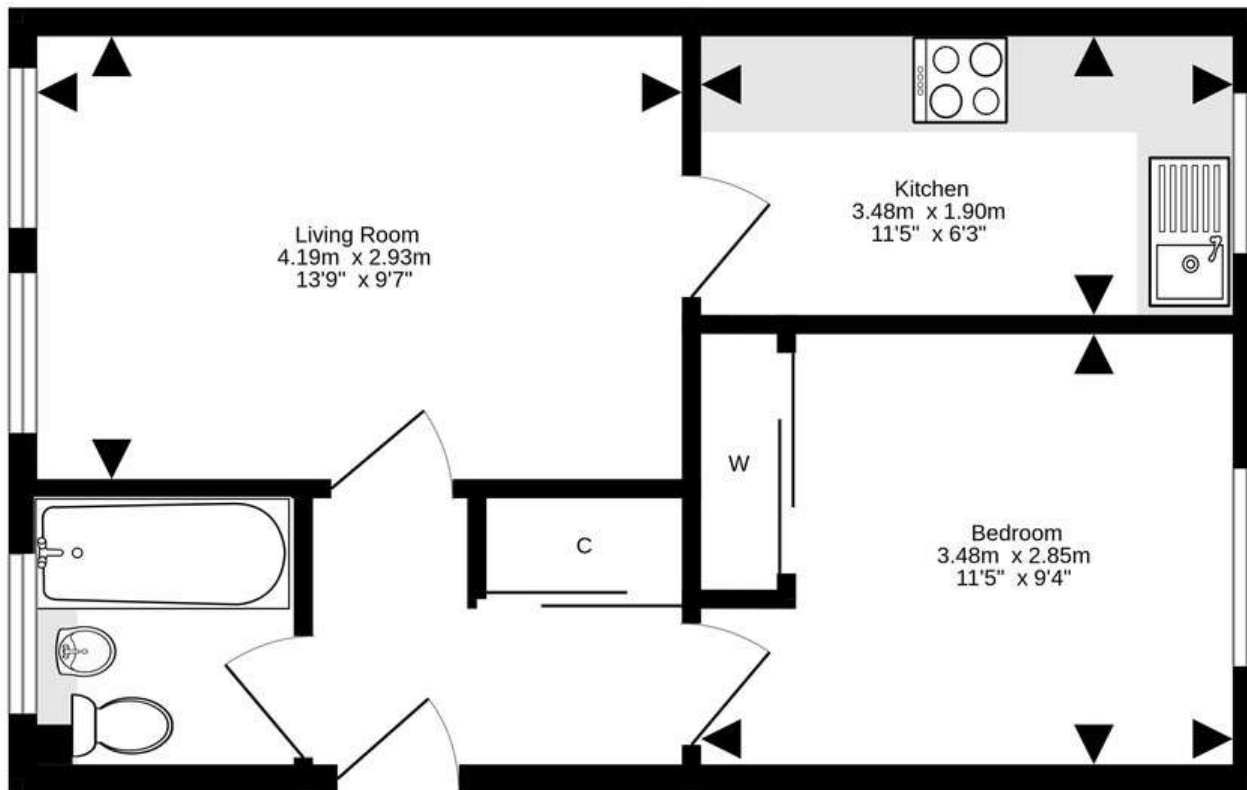
## Extras

Included in the sale are the integrated kitchen appliances, fixtures & fittings and floor and window coverings. Please note the light fitting in the bedroom is not included in the sale.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193  
 Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)  
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

