










Fixed Price

£158,000

121/7 Hutchison Road

Chesser | Edinburgh | EH14 1RE

A well presented, third (top) floor flat forming part of an established modern development in the popular residential area of Chesser, to the southwest of the City Centre. Close to excellent local amenities and transport links this property will have particular appeal to first time buyers, professionals and buy to let investors.

-  1 public room
-  1 bedroom
-  1 shower room
-  Communal gardens
-  Residents parking
-  EPC rating – E
-  Council tax band - B



Description

Quietly situated on the top floor, the accommodation briefly comprises of hallway with entryphone handset, cupboard and hatch to attic, bright lounge/dining room with a double window with fitted blinds, kitchen with a range of base units and lovely open views to Corstorphine Hill, double bedroom with a built in wardrobe and the same open views, and a shower room.

The property further benefits from electric heating and double glazing.



Extras

All fixtures and fittings will be included in the sale along with the electric hob and oven, fridge/freezer and washing machine.

Gardens and Parking

There are communal garden grounds and to the rear of the block is a resident's car park. There is also unrestricted on street parking.

Factor

The communal areas and garden grounds are factored by James Gibb with a monthly payment of approximately £47.00 and a float of £190.00 held.

Viewing

By appointment through Neilsons (0131 625 2222).





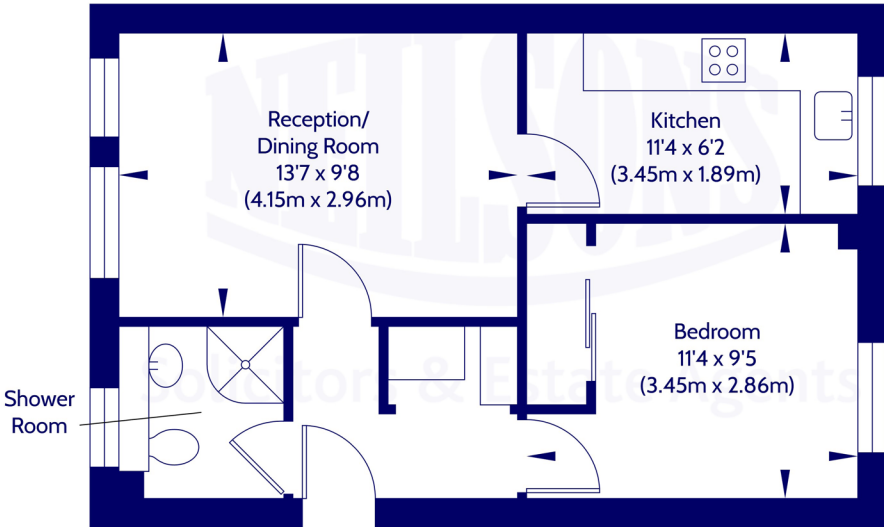
Location

Hutchison Road is located in the popular residential district of Chesser, to the southwest of the City Centre. The area is ideal for commuters with frequent bus services to the city and beyond, Slateford train station is a short walk away and there is easy access to the City bypass, M8/M9, the Queensferry Crossing and Edinburgh International Airport. Locally there is a choice of supermarkets and Edinburgh West Retail Park has a variety of shops including an M&S Foodhall. Neighbouring Gorgie & Dalry offer an abundance of day to day amenities, specialist shops, cafes and bars. Local recreational facilities can be found at Meggetland Sports Complex, Saughton Park, Fountain Park Leisure Complex, the O2 Academy and World of Bowling and Football. The property is conveniently located for the Water of Leith and Union Canal walkways, which provide pleasant walks and cycle routes. Schooling is also well catered for with a range at all levels within the vicinity.



Approx. Gross Internal Floor Area 37.24 Sq M / 401 Sq Ft.

Third 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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