



1 Flat 5, Hutchison Park, Edinburgh, EH14 1RG

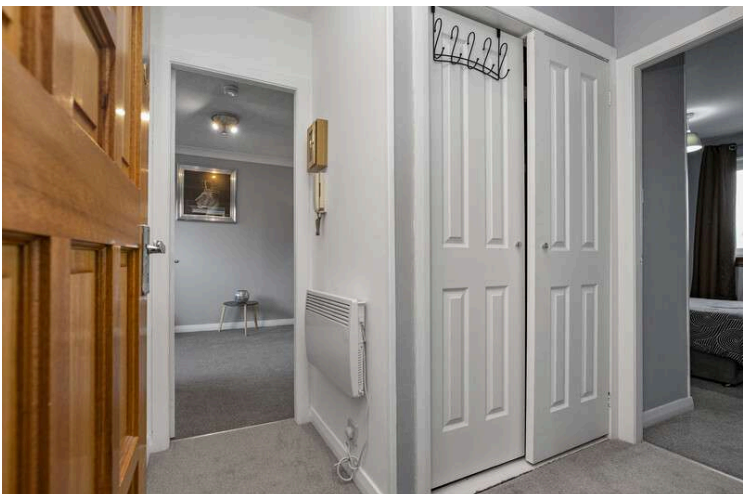
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McDougall McQueen are delighted to present for sale, this bright and deceptively spacious second (top floor) one-bedroom flat, situated in a quiet cul de sac in a much sought-after residential development in Chesser to the West of Edinburgh City Centre. This property is presented to the market in clean walk-in condition having been well maintained and improved by its current owners providing the ideal opportunity for a host of potential purchasers including first-time buyers, professional couples and property investors. There are communal garden grounds and residents parking with the property benefiting from double glazing and electric heating. Given its superb location, within walking distance of host of local of local shopping and amenities, early viewing is highly recommended.

- Superb sought-after residential location close to a host of local amenities
- Presented in clean walk-in condition
- Hallway with storage and loft access (loft has ladder access, part floored and light)
- Spacious living room with twin front facing window

- base and wall units, electric cooker, washing machine and fridge freezer
- Double bedroom with rear facing window
- Bathroom with electric shower over the bath, wc, sink
- Double glazing and electric heating
- Communal garden grounds and residents parking



## Location

Hutchison Park forms part of the popular residential area of Chesser which is situated approximately three miles west of Edinburgh City Centre. An excellent selection of shops can be found in the immediate vicinity including M&S food hall, Aldi together with a 24hour Asda superstore. 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 Knows Golf Course, Nuffield Fitness and Wellbeing Centre, the Corn Exchange including bowling alley. Excellent bus services link the city centre and surrounding area, and the City Bypass is nearby, giving access to central Scotland's motorway network

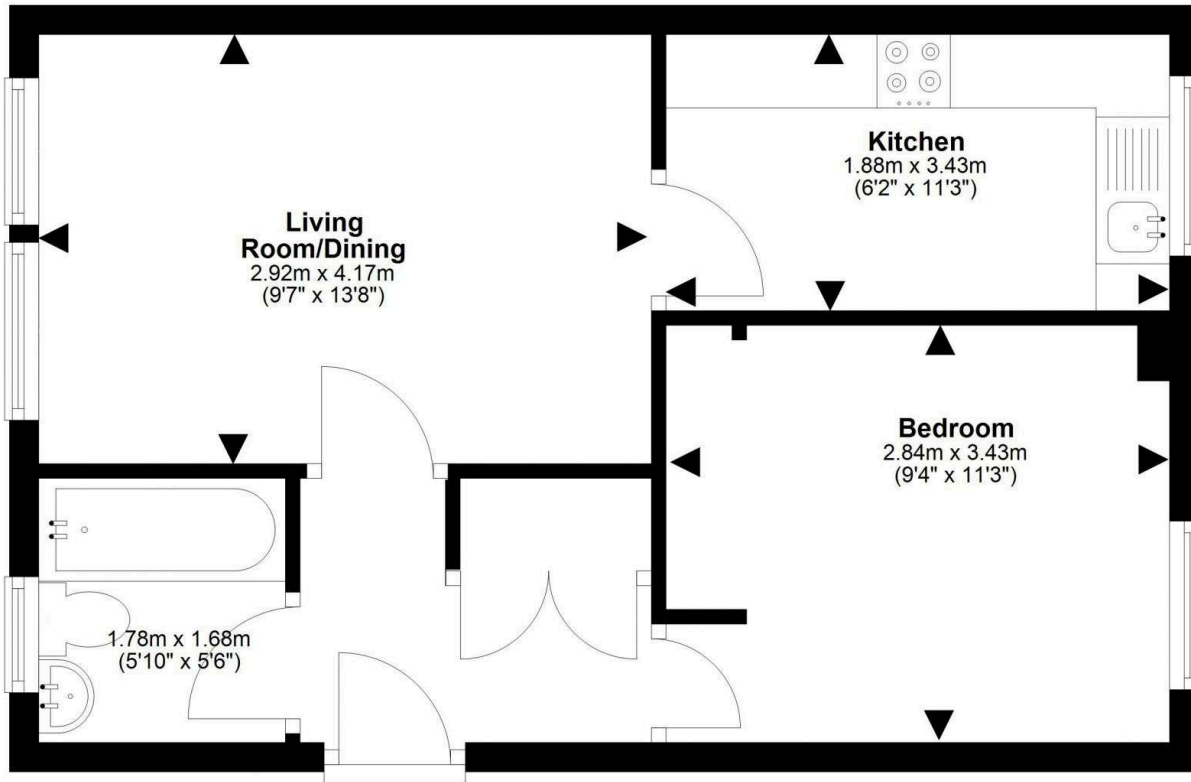
## Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

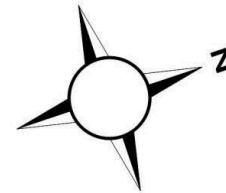
## Price & Viewing

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

EPC Band - D



For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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.

