



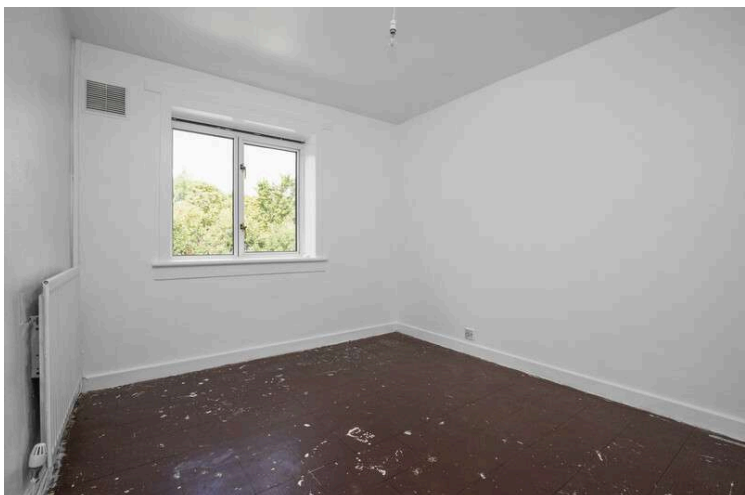
15 Chesser Loan, Edinburgh, EH14 1SY

www.mcdougallmcqueen.co.uk



Welcome to Chesser Loan, this rarely available three bedroom upper villa offers bright and spacious accommodation, the property further benefits from a single garage and a private rear garden. The property is ideally located in the popular Chesser area of Edinburgh, close to an abundance of local amenities, schooling, leisure facilities and swift transport links. Presented to the market in true walk in condition, we would recommend an early viewing

- Reception hallway with a useful storage cupboard, hatch to the attic.
- Bright and spacious living/dining room, rear facing.
- Breakfasting kitchen equipped with a range of wall and base units; white goods included.
- Front facing double bedroom with built in wardrobes.
- Front facing double bedroom with a useful storage cupboard.
- Third double bedroom front facing.
- Bathroom comprising WC, wash hand basin, bath with shower taps.
- Gas central heating.
- Double glazing.
- Single garage, first garage from the left with a white door.
- Private garden to the rear, shared garden to the side.
- Further on street parking available.



Location

Chesser is a popular residential district situated between Gorgie and Slateford to the southwest of the Edinburgh City Centre. There are an excellent range of shopping options in the immediate area with an Asda Supercentre at Newmart Road and Edinburgh West Retail Park off Chesser Avenue offering a Marks and Spencer Food Hall, Aldi and Costa coffee amongst other retailers. Travelling by car, the West Approach Road leads directly into Edinburgh's West End. A good public transport service operates into Edinburgh and Edinburgh City Bypass, approximately 1 mile away and gives access to other major motorway networks and Edinburgh International Airport. Slateford train station is less than a ten minute walk from the property and Balgreen tram stop, providing a direct link to Edinburgh airport, is under five minutes away by car. For recreation, the open spaces of Corstorphine Hill, Saughton Park, Edinburgh Zoo and several golf courses are within easy reach and the beautiful Water of Leith Walkway is also close by. The property sits within the catchment for Balgreen Primary School and Tynecastle High School.

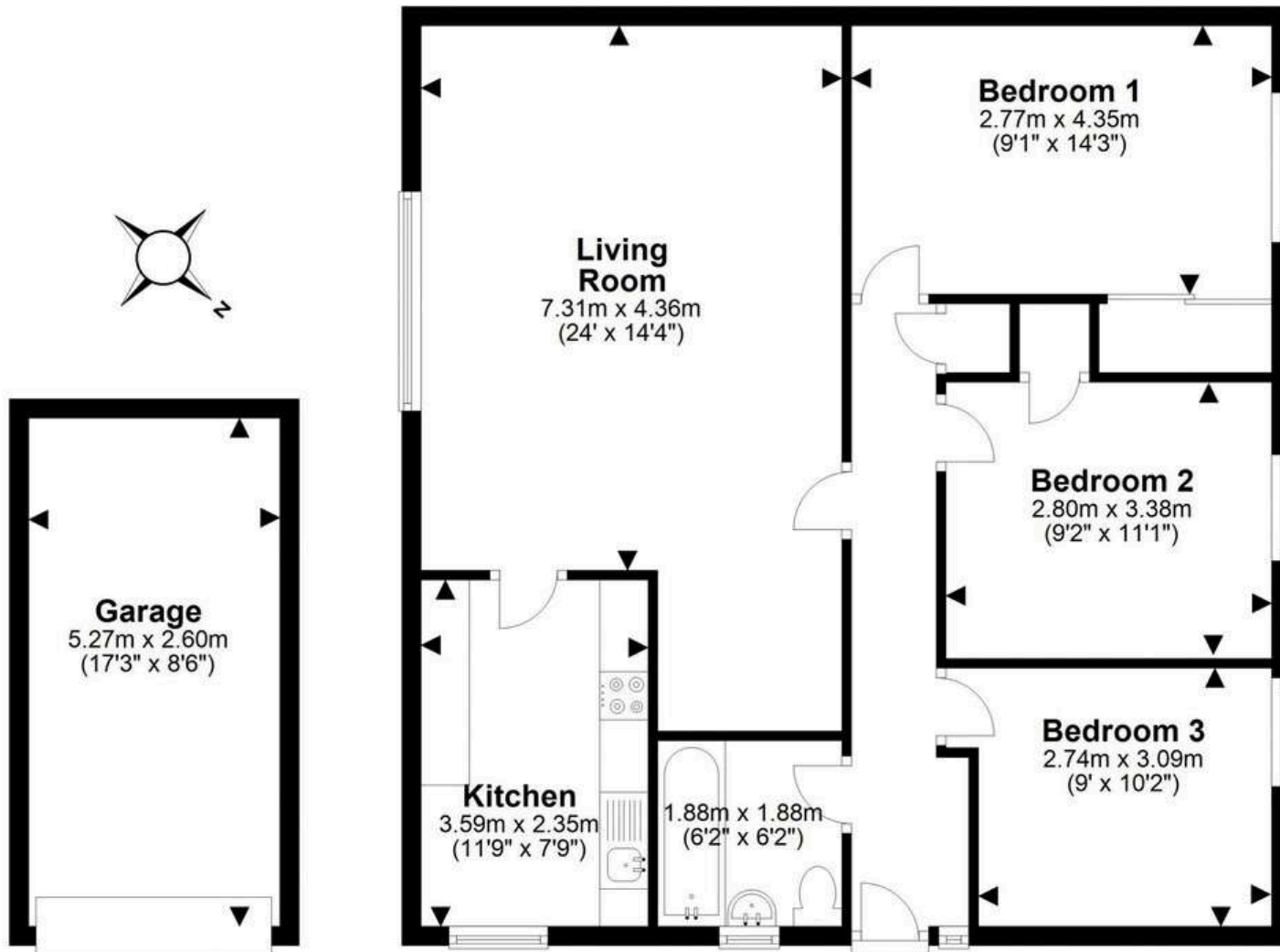
Extras

The kitchen appliances and fitted floor coverings are included.

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 Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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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.

