

**133/6 Hutchison Road,  
Edinburgh EH14 1PG**

**Offers Over £150,000**

- Large living/dining room with useful storage cupboard
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included in sale
- Two double bedrooms with master featuring built in wardrobes
- Shower room fitted with two-piece suite and mains walk in shower
- Gas central heating and double glazing throughout
- Allocated garden area and communal drying green
- Free on-street parking

**Council Tax Band: C**

**Tenure: Freehold**

**Annual Service Charge: £0**

**Shared Ownership: N**



# Flat

Blair Cadell are delighted to bring to market this well presented two bed flat in the sought after area of Slateford. The property would be ideal for the first time buyer or young professional and must be viewed.

The accommodation comprises of a large living/dining room which is perfect for hosting friends and family and also benefits from a useful storage cupboard. The kitchen is fitted with a range of floor and wall mounted units, gas hob and oven and appliances which are included in the sale. There are two generous double bedrooms with the master featuring fitted wardrobes offering plenty of useful storage space, a shower room fitted with a two-piece suite and a mains walk in shower. There is gas central heating and double glazing throughout for maximum efficiency. Well kept garden to the rear and communal drying green. Free on-street parking is also readily available.\*No warranties given for systems or appliances\*

Slateford is a popular residential area which is situated to the south west 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 a regular bus service. Tram and Train services are also at Haymarket station.

Shopping facilities include the Edinburgh West Retail Park, 24hr ASDA, Lidl and a Sainsbury's superstore at Inglis Green, it also has great access to Murrayfield Sainsbury's as well. Recreational facilities include Nuffield and Pure gym as well as Fountain Park, the Corn Exchange Village and Murrayfield Stadium are all 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

**Viewing by appointment on 0131 337 1800**

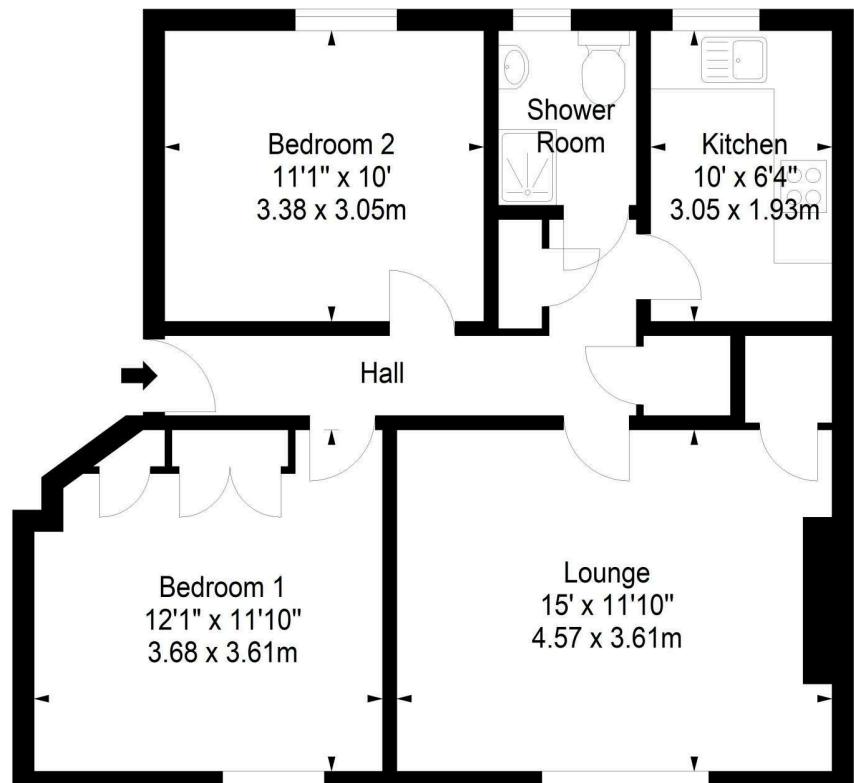
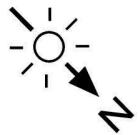




Hutchison Road,  
Edinburgh,  
Midlothian, EH14 1PG



Approx. Gross Internal Area  
633 Sq Ft - 58.81 Sq M  
For identification only. Not to scale.  
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