



RALPH SAYER
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39 Hutchison Medway

Chesser, Edinburgh, EH14 1QQ

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Set on a leafy street in popular Chesser, within commuting distance of the city centre, this main door upper villa will appeal to many buyers, including professionals, first-time buyers, rental investors and couples. The flat is complemented by a private side garden and on-street parking. In addition to two spacious bedrooms, the home boasts a large living and dining room with a wood-burning stove and storage space, an attractive kitchen and a family bathroom with a shower-over-bath. There are appealing opportunities for expansion with planning permission granted for development of the attic, plus a garage and driveway.

Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

Property Summary

- Main-door upper villa in Chesser
- Outstanding location near shops, bus/rail links and green spaces
- Stylish, modern interiors
- Entrance hall with storage
- Spacious living/dining room with fireplace
- Stylish southeast-facing kitchen
- Airy main bedroom
- Versatile second bedroom with a sunny aspect
- Modern bathroom with overhead shower
- Permission granted for an attic conversion
- Private side garden
- On-street parking
- Permission granted for a garage & driveway
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - C
- Home Report Value - £240,000







Spacious living/dining room with fireplace and a stylish southeast-facing kitchen







Main door double upper
villa with two
double bedrooms





Let us help you find your next
dream property!



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 **CHARTERED FIRM**

  

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

