



**17/3 Hutchison Cottages**  
Edinburgh, EH14 1PY





# *"17/3 Hutchison Cottages is an impressive and beautifully presented first floor flat"*

- ENTRANCE STAIRWELL
- HALLWAY
- LIVING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE REAR GARDEN AREA
- UNRESTRICTED ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





### LOCATION

Slateford is a popular residential area with a wealth of excellent local amenities being available on nearby Ashley Terrace. Gorgie Road offers a wider selection of shops and supermarkets and the city centre is within easy reach. Regular bus services to and from most parts of city are again available on Polwarth Terrace, Slateford Road and Gorgie Road. Educational facilities ranging from nursery to further education, including both state and private schools are close by. Recreational facilities available at the nearby Fountain Park and easy access is available to the city by-pass which provides a quick and easy link to the M8/M9/M90/A1 road network, Edinburgh International Airport.

### COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



### DESCRIPTION

17/3 Hutchison Cottages is an impressive and beautifully presented first floor flat, offered to the market in excellent order throughout.

The accommodation comprises: a lovely spacious hallway with solid oak flooring, a window to the rear and a useful storage cupboard; bright and spacious living/dining room, also with solid oak flooring, with a window enjoying views to The Pentlands. The living/dining room has a shelved display cupboard and there is a feature fire surround; fitted kitchen with ample base and wall units, fitted work surfaces, extensive wall and floor tiling; two good sized double bedrooms to the front and to complete the accommodation is a stylish modern bathroom with a shower over the bath and shower screen, extensive wall and floor tiling, a three piece white suite and a chrome heated towel rail.

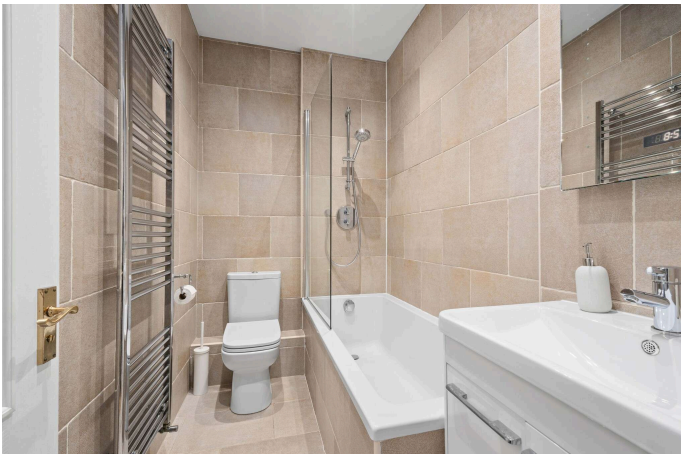
Further benefits include gas central heating, double glazing, communal drying green, private rear garden section with shed and unrestricted on street parking.

### EPC RATING

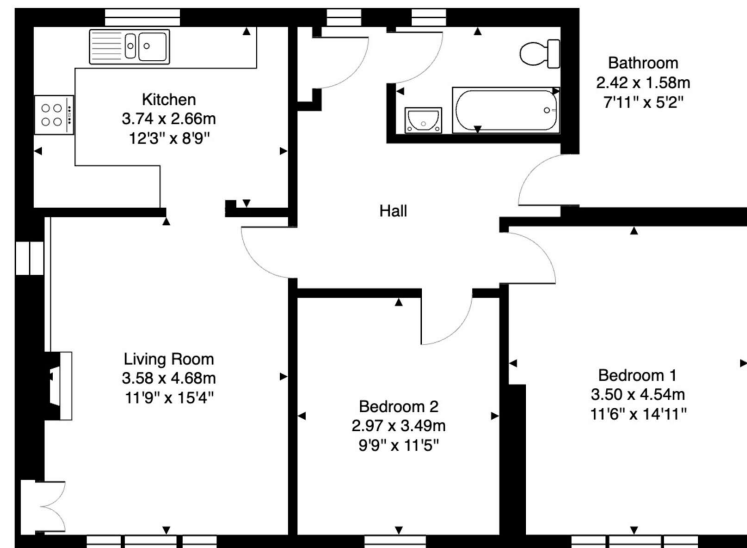
The energy efficiency rating for this property is band C



Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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First Floor



Total Area: 69.1 m<sup>2</sup> ... 744 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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