

COULTERS[©]



33 HUTCHISON PLACE

SLATEFORD, EDINBURGH, EH14 1QH

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

33 Hutchison Place is a superb lower villa, situated on a quiet residential street in Slateford, to the south-west of the city. The property is presented in walk-in condition, boasting fresh, neutral décor with stylish fixtures and fittings.

The property forms part of a block of four flats which has an attractive façade having been painted externally. The front door opens onto a central hall which leads to the large sitting/dining room which has been beautifully decorated and features a panelled feature wall and built-in electric fire.

KEY FEATURES



Immaculately presented maindoor lower villa.



Beautifully decorated with two double bedrooms.



Private garden to both front and rear.



Unrestricted on street parking.



Short walk to local schools & Slateford train station.



Excellent shops nearby at Edinburgh West Retail Park.



EPC Rating - D



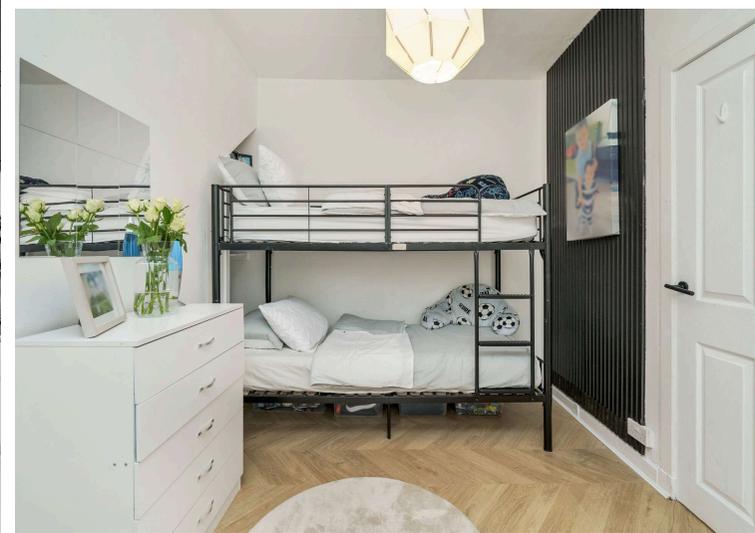
Council Tax Band - C



A smart, modern kitchen sits adjacent to the sitting room. It is fitted with stylish white wall and base mounted cabinetry, marble effect worktop and tiled backsplash. The freestanding appliances, include a fridge freezer with water dispenser and a newly purchased washing machine.

There are two bright double bedrooms and a contemporary bathroom suite with a bath (with shower over), WC and wash hand basin. Gas central heating is operated by a modern boiler and there is double glazing.

Externally, there is a fantastic garden to rear with new fencing, deck and pergola, lawn and garden shed. The ground to the front of the property has monoblock paving and unrestricted parking is available on the street outside.





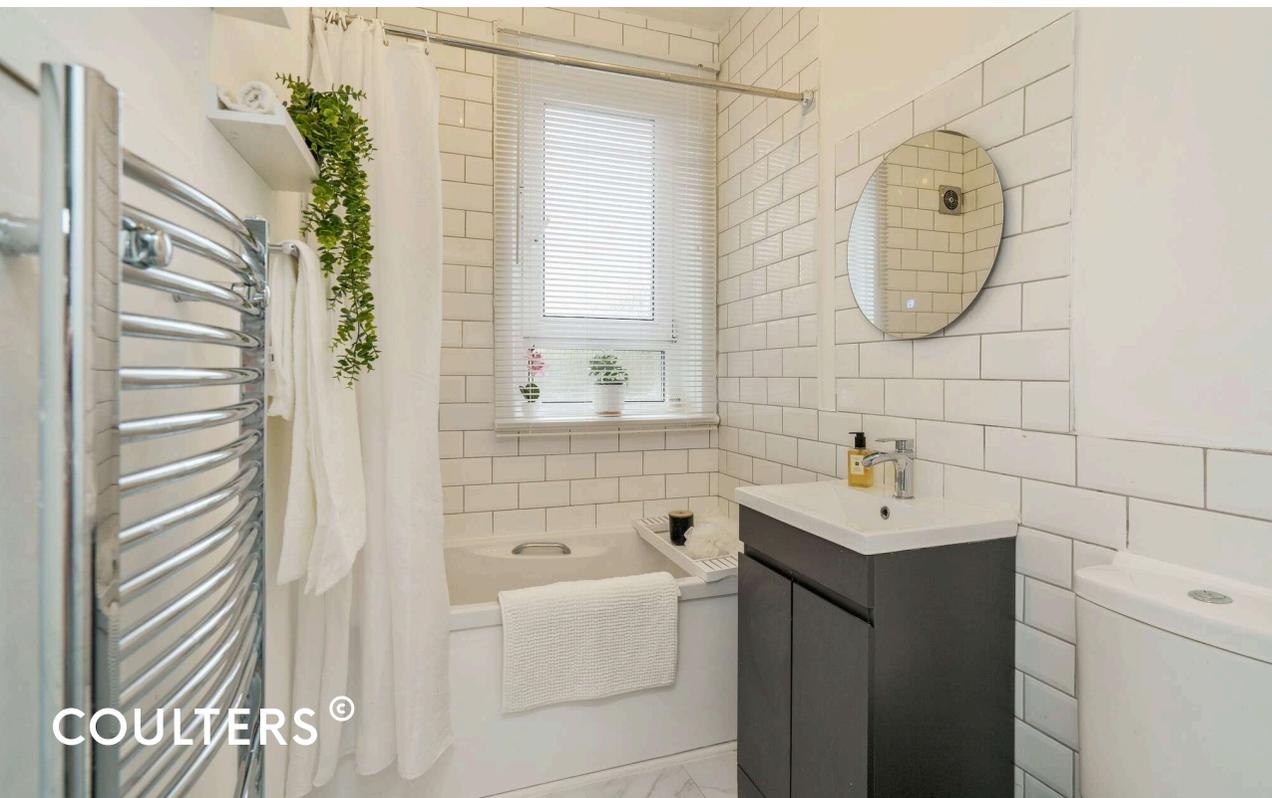
THE LOCAL AREA

Situated to the south-west of Edinburgh's city centre, Slateford is a popular residential area with excellent local amenities including newsagents, takeaways, chemists and convenience stores. Asda at Chesser and Edinburgh West Retail Park which contains an M&S Foodhall and Aldi are just a 5-minute walk away, plus there is a Lidl just up the road.

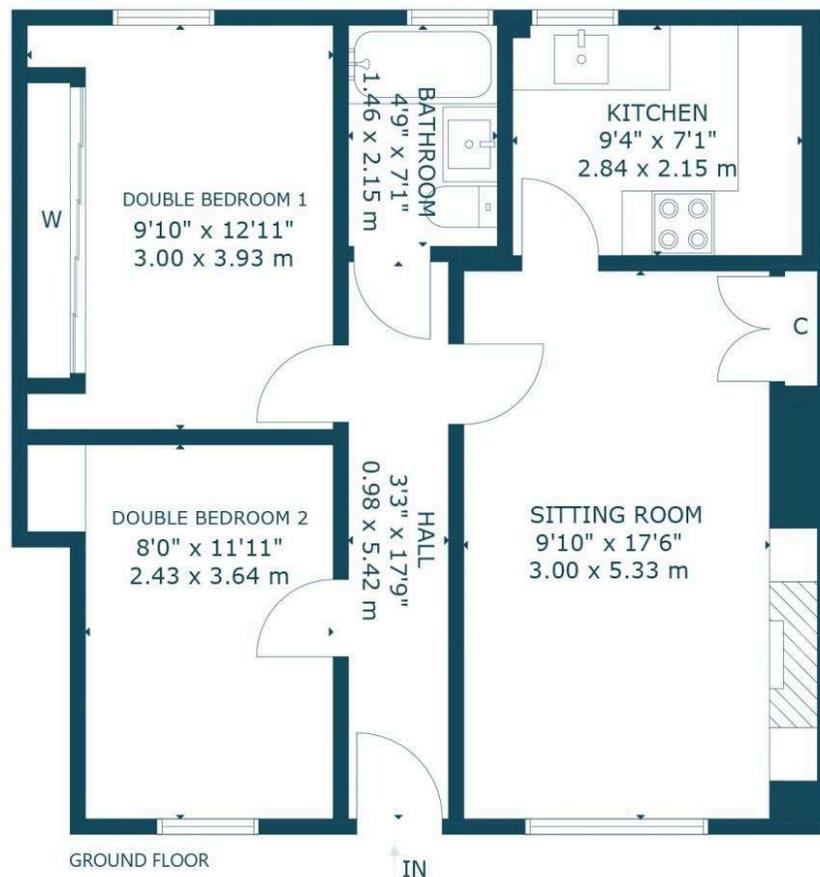
World of Football at the Corn Exchange has 5 and 7-a-side football and the Corn Exchange itself plays host to a variety of live events. There are delightful outdoor spaces to enjoy such as Saughton Park and Gardens, the Union Canal and the Water of Leith. The property sits in the catchment for Balgreen Primary School and Tynecastle High School. Regular bus services run along Slateford Road towards the city centre and Slateford Train Station is within a 10 minute walk with services to Waverley taking around 8 minutes. Haymarket can be reached on foot in around half an hour.

EXTRAS

All fitted flooring, curtains, blinds, light fittings and white goods are included in the sale price. Other items may be available subject to separate negotiation. The wall-mounted TV is NOT included.







33 HUTCHISON PLACE, EH14 1QH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 623 SQ FT / 58 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.