

CHESSER

26/2 HUTCHISON AVENUE
EH14 1QX



EPC RATING: D

OFFERS OVER £160,000



STYLISH ONE BED GROUND FLOOR FLAT WITH PRIVATE GARDEN IN POPULAR CHESSER

This impeccably presented property has been updated with contemporary fittings & decoration, turning it into a beautiful home. The spacious accommodation comprises a large living/dining room, separate fully fitted kitchen with new gas combi boiler, good sized double bedroom with fitted wardrobes and a modern bathroom, together with a private front garden and access to communal rear gardens. Located minutes from an excellent range of shopping & amenities, quick transport links into the city centre and access to vast open spaces, this would make an ideal home for first time buyers or investors.

VIEWING

Sun 2-4 or pls call 0131 4466850

PROPERTY DESCRIPTION

- Hallway with large walk-in storage cupboard
- Spacious, bright living/dining room – perfect for entertaining - with wooden shelving and micro cement feature wall
- Contemporary kitchen with wide range of fitted units, original storage cupboards & appliances
- Very good-sized bedroom with triple fitted wardrobes
- Modern bathroom with bath with shower over, sink & wc
- Gas fired central heating from newly fitted (2026), wall mounted condensing combi boiler located in the kitchen with five year guarantee
- Upvc framed double glazed windows
- Both floors in the bedroom & living room are engineered oak with 6mm cork underlay for extra insulation
- Private garden areas to the front and side with lawn, shrubs & raised beds with an outside tap and electrical socket for gardening
- Expansive communal rear garden with lawn surrounded by hedging and further raised beds
- Resident permit parking
- Well maintained building with repairs shared between six flats

AREA

The popular area of Chesser is located to the west of the city and has a wide range of retail outlets, including Asda & M&S Simply Food, together with great social & recreational amenities. Nearby Gorgie & Slateford and the Gyle Shopping Centre all provide a further range of shops. There are a good range of local gyms on your doorstep and Fountain Park leisure complex is located only a short distance away providing a health & fitness centre, multi-screen cinema and many bars & restaurants. Good connections to colleges and universities, Edinburgh, Heriot Watt & Napier. The city centre is easily accessible by bus, car or tram, and Slateford Train Station is near making it ideal for commuters and there is easy access to the City Bypass, airport and the motorway network beyond.

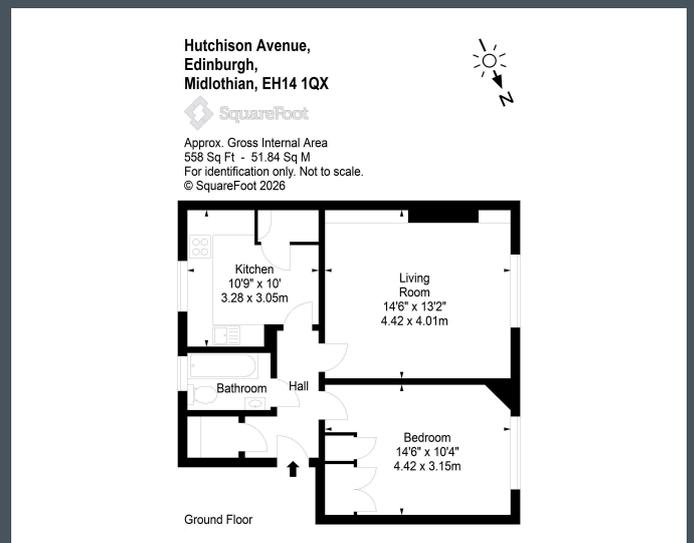
EXTRAS

The blinds/curtains, light fittings, electric hob, oven, cooker hood, slimline dishwasher, under counter fridge freezer and washer/dryer machine are included in the sale. There is also a stand alone freezer in the kitchen cupboard.

HOME REPORT VALUATION

£165,000

Living/dining room	14'6 x 13'2 (4.42 x 4.01m)
Kitchen	10'9 x 10' (3.28 x 3.05m)
Bedroom	14'6 x 10'4 (4.42 x 3.15m)



Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

