

FIXED PRICE £205,000

90 Flat 2 Chesser Crescent, Chesser
Edinburgh, EH14 1SE

drummond**miller**
Solicitors & Estate Agents



- Ground floor flat in private residential development
- Living Room with open plan fitted kitchen
- 2 double bedrooms
- Bathroom with over-bath shower
- GCH and Upvc double glazing
- Communal garden and ample residents parking
- Entry system and factor
- Popular location beside the Corn Exchange and Slateford Rail Station
- EPC C

Description

This ground floor flat is an ideal purchase for individuals seeking comfortable accommodation on ground floor. It is equally suitable for landlords as an estimated rental is currently £1,100 pcm. The property was built by Bett Homes in 2006 and offers a well-designed layout (65sqm) incorporating very generous storage space. There is a living/diningroom/kitchen, two double bedrooms and a bathroom with over-bath shower. New laminate flooring was recently laid. The block comprises eight flats and benefits from a secure entry system.





Gas Central Heating and Double Glazing

The property has gas central heating complemented by UPVC double glazing.

Gardens and Parking

There is a shared communal garden with cycle store and ample parking bays for residents.

Managing Agent

Ross & Liddel provide a management service at an estimated average monthly cost of £120 pcm.

Location

The very popular district of Slateford/Chesser straddles the A70 approximately two miles west of the City Centre. There is a large 24- hour Asda supermarket, M&S Food Hall, social amenities, railway station and a modern sports centre all within the immediate neighbourhood. Fountain Park Leisure Complex with a multiplex cinema is approximately one mile away. Excellent bus services operate whilst major transport links at Haymarket are readily accessible.

Valuation

The mortgage valuation is £230,000 and the link to the Home Report is available from the ESPC web site.

Council Tax and EPC

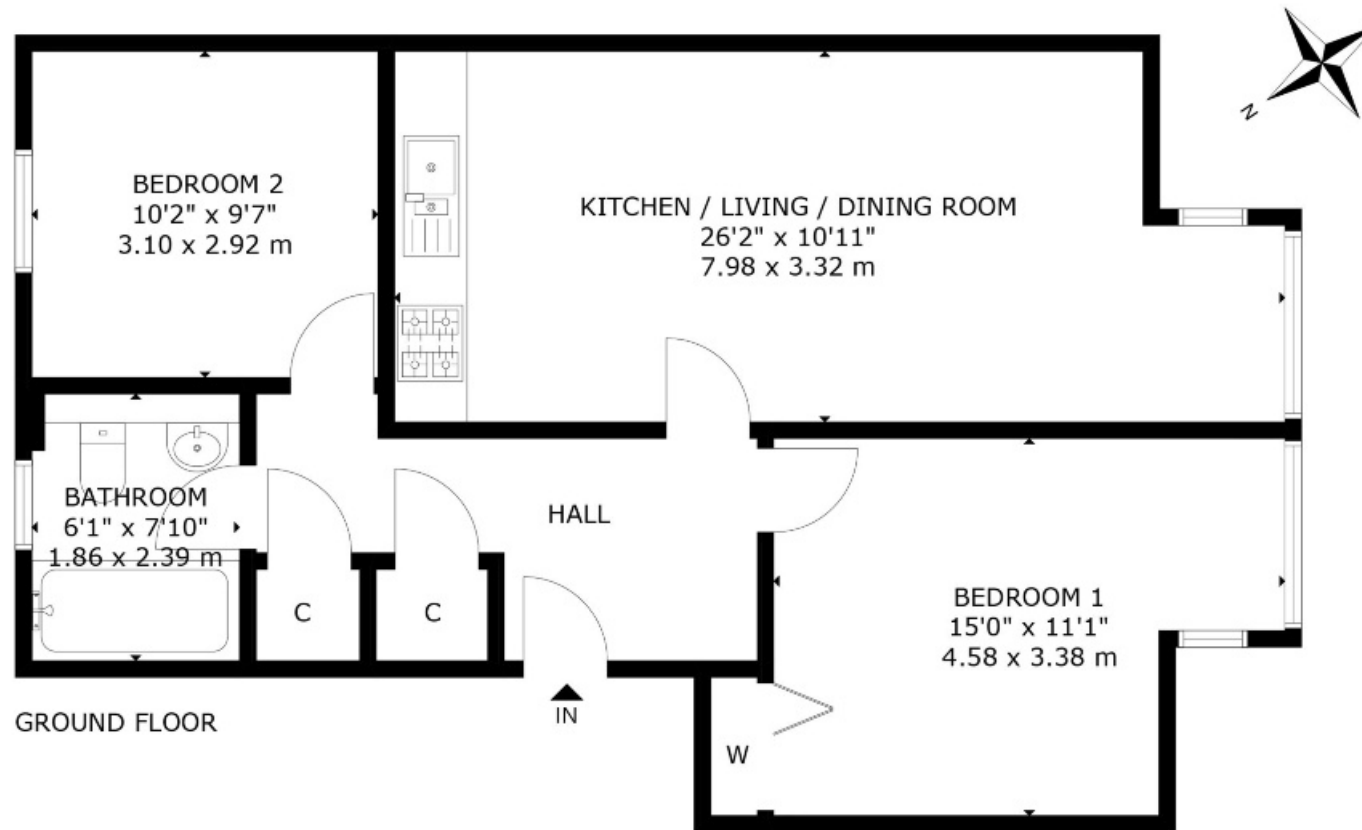
The property lies in Council Tax Band C and has a C rated Energy Performance Certificate.

Extras

Floor coverings, gas hob, oven, and fridge included in the sale.

Viewing

To view telephone Agents 0131 229 3399



90 (FLAT 2) CHESSER CRESCENT, EDINBURGH EH14 1SE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 695 SQ FT / 65 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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