



**Flat 6, 125 Hutchison Road
Edinburgh, EH14 1PG**

Deans 
Solicitors & Estate Agents LLP



SECOND FLOOR FLAT

- Secure Entry System
- Sitting Room
- Kitchen
- Two Double Bedrooms
- Shower Room
- Gas Central Heating & Double Glazing
- Communal Garden Grounds
- On-Street Permit & Pay Meter Parking
- EPC Rating- C



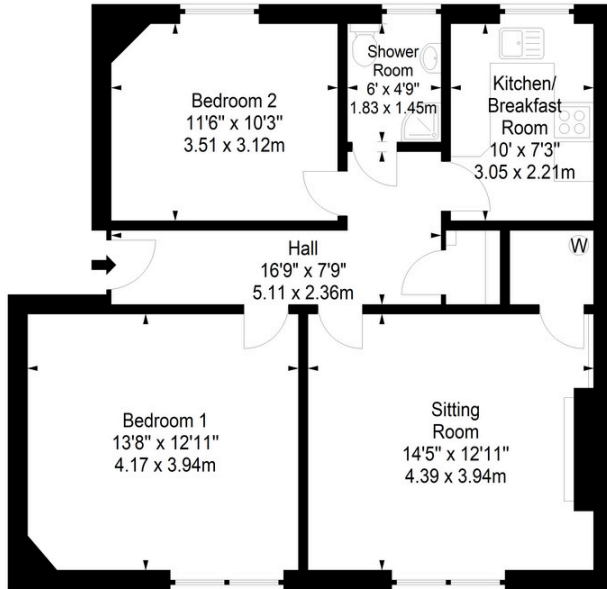
Forming part of an established residential estate, this attractive, well-presented top (second) floor flat is situated within the highly sought after location of Slateford. The property is close to excellent amenities at Chesser Retail Park with good public transport links via road and rail and easy reach of Edinburgh city centre, while nearby green spaces including the Union Canal and the Water of Leith provide superb recreational options. The spacious accommodation would make an ideal purchase for the first time buyers or professionals and comprises; welcoming entrance hallway, light and airy sitting room with feature fireplace, modern breakfast kitchen, two generously sized double bedrooms, a fully tiled shower room and ample storage spaces. There are well maintained communal garden grounds to the rear and on-street permit and pay meter parking available to the front. Further benefits include gas central heating and double glazing. All fitted floor coverings will be included in the sale together with the cooker, fridge- freezer, washing machine and light shades. All appliances are sold as seen with no warranty provided.



Hutchison Road,
Edinburgh,
Midlothian, EH14 1PG



Approx. Gross Internal Area
746 Sq Ft - 69.30 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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