



**115/4 Hutchison Road
Edinburgh, EH14 1RE**

Deans 
Solicitors & Estate Agents LLP

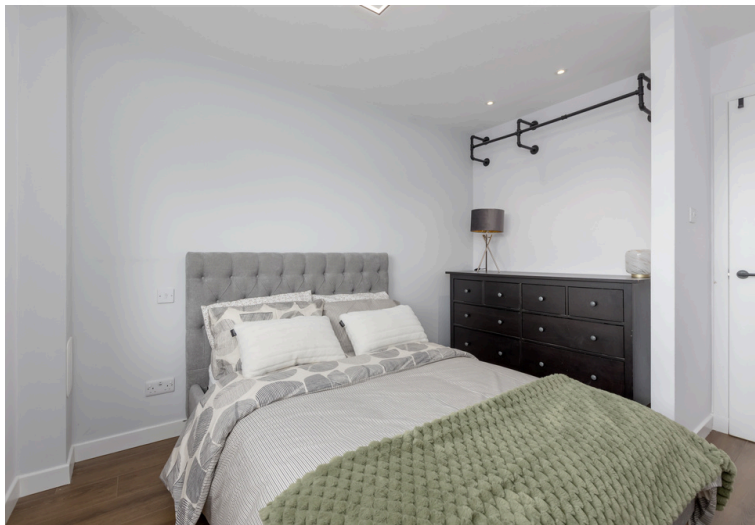


FIRST FLOOR FLAT

- Lounge
- Kitchen
- Double Bedroom
- Shower Room
- Electric Heating & Double Glazing
- Communal Gardens
- Residents Parking
- EPC Rating - C



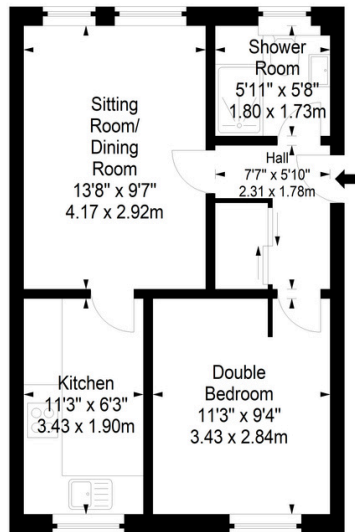
Early viewing highly recommended! Forming part of a small established modern development, this immaculately presented first floor flat is situated within the sought after location of Chesser. The property is within walking distance of Chesser Retail Park with a variety of shops, Slateford Railway Station and easy reach of the City Centre by way of an excellent public transport service. In move-in condition, the accommodation would make an excellent first purchase and comprises; secure entry phone system, welcoming hall with good storage, lovely, light and airy lounge, stylish kitchen with integrated appliances, delightful double bedroom and contemporary shower room. The property is situated within communal garden grounds and residents parking is available to the rear of the property. Further benefits include electric heating, double glazing, and a recent full refurbishment, including new electrics, appliances, plumbing, and flooring. All appliances are sold as seen with no warranty provided.



Hutchison Road,
Edinburgh,
Midlothian, EH14 1RE ↗



Approx. Gross Internal Area
409 Sq Ft - 38.00 Sq M
For identification only. Not to scale.
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First Floor



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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Your Property People.

0131 667 1900

mail@deansproperties.co.uk

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