

4/6 HUTCHISON ROAD  
CHESSEY, EDINBURGH, EH14 1QZ

CURRAN & CO  
PROPERTY



4/6 HUTCHISON ROAD  
CHESSER, EDINBURGH, EH14 1QZ

OFFERS OVER £170,000



'4/6 Hutchison Road is an exceptionally bright and spacious top floor flat, which boasts beautiful views and is situated within short walking distance of an array of amenities'

- Spacious Living / Dining Room
- Well-equipped Kitchen
- Two Double Bedrooms
- Modern Bathroom
- Gas Central Heating & Double Glazing
- Shared Rear Garden & Unrestricted Street Parking
- Beautiful Views
- Ideal First Time Buy or Investment



#### Description

4/6 Hutchison Road is an exceptionally bright and spacious top floor flat, which boasts beautiful views. An ideal first time buy or investment, the property is situated within short walking distance of an array of amenities, including Edinburgh West Retail Park and Slateford Station.

Entered through a well-maintained communal stair, the accommodation comprises: entrance hall with storage cupboard; living room with shelved press and ample space for a dining area; well-equipped kitchen with fitted units, sizeable cupboard and freestanding cooker with built-in gas

hob, extractor hood, washing machine, slimline dishwasher, fridge and freezer; generously-proportioned double bedroom 1; double bedroom 2 with built-in cupboard and modern bathroom with electric shower over the bath, sink with fitted storage beneath and heated chrome towel-rail.

Further benefits include gas central heating and double glazing.

Externally there is an expansive shared rear garden laid to lawn with private shed area, and unrestricted on-street parking to the front of the building and on surrounding streets.

#### Extras

Extras to be included are all carpets and floorcoverings, curtains and blinds, and kitchen appliances.

#### EPC Rating

The energy efficiency rating of this property is band D.

#### Council Tax

This property is subject to council tax band C.

#### Viewing

Viewing is by appointment only. Please contact our office to arrange a suitable time.





# CURRAN & CO PROPERTY

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### Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.  
All measurements are approximate and are generally taken from the widest point.