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Offers Over
£180,000

131/1 Hutchison Road

Chesser | Edinburgh | EH14 1PG

A fantastic opportunity has arisen to purchase this spacious ground floor flat located within the ever-popular Chesser area, close to excellent local amenities and transport links to the city centre with further access to main motorway network in easy reach. The property benefits from private garden grounds and would undoubtedly appeal to first time buyers, professionals and more. Viewing suggested.

-  2 beds
-  1 public
-  1 bathroom
-  Private gardens
-  On-street parking
-  EPC Band - C
-  Council Tax Band - C



Description

Internally, the property has recently undergone a full renovation while briefly comprising of; welcoming entrance hallway with useful storage provisions, bright and airy lounge/diner with a gas fireplace and sizeable storage cupboard, modern fully-fitted kitchen with integrated and freestanding white goods as well as paneling in splash areas whilst being styled with gloss units and a marble effect worktop, two sizeable double bedrooms both with room for freestanding furniture whilst bedroom 1 offers fitted wardrobes, and a fully-paneled wet room.

Further benefits include a secure door entry system, gas central heating and double glazing throughout.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, freestanding fridge-freezer, washing machine and dryer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

The front of the property lies a well-maintained private garden mostly laid to lawn with a flower bed border. To the rear of the building is a small private garden space with a shed and a communal drying green. For the car owner, there is ample on-street parking to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





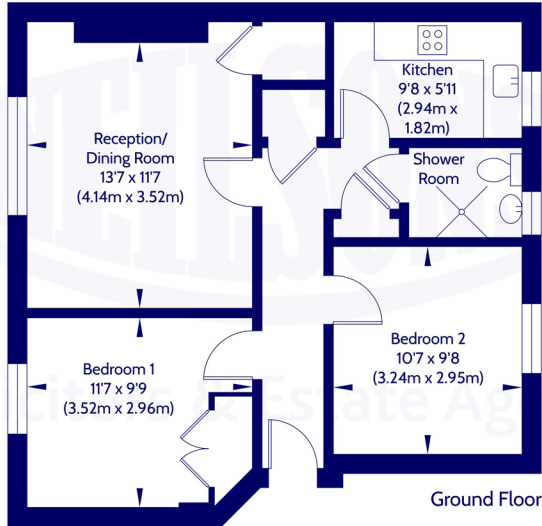
Location

Hutchison Road forms part of the popular residential area of Chesser which is situated approximately three miles west of Edinburgh City Centre. An excellent selection of shops can be found in the immediate vicinity including an M&S food hall and Aldi together with a 24hour Asda superstore. There are a good range of leisure opportunities in the surrounding area including lovely walks along the Union Canal and the beautiful water of Leith Walkway, Carrick Knowe Golf Course, Nuffield Fitness and Wellbeing Centre, the Corn Exchange including bowling alley. Excellent bus services link the city centre and surrounding area and the City Bypass is close at hand, giving access to central Scotland's main motorway network. Edinburgh Airport is also within easy reach.





Approx. Gross Internal Floor Area 54.44 Sq M / 586 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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