



Solicitors & Estate Agents










Offers Over

**£225,000**

# 90/8 Chesser Crescent

Chesser | Edinburgh | EH14 1SE

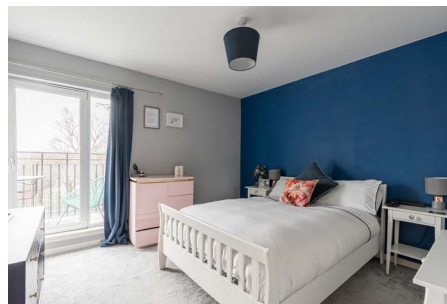
Neilsons are delighted to offer to the market this lovely top floor flat forming part of an established modern development in the sought after residential district of Chesser, close to fantastic amenities and commuter links. The property would undoubtedly appeal to first-time buyers, professionals and investors.

-  2 Bedrooms
-  1 Public Rooms
-  1 Bathroom
-  Residents Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - C



## Description

In brief the accommodation comprises; secure entry system, welcoming hallway with useful storage and utility cupboard, light and airy reception room with access to balcony with nice open views of the Pentland Hills, open plan modern fitted kitchen with breakfast bar and integrated appliances, spacious principal bedroom with fitted wardrobes and access to balcony, good sized second double bedroom and bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings and window fittings will be included in the sale together with the integrated appliances in the kitchen and the washing machine.

## Gardens & Parking

The are well kept landscaped grounds within the development together with a secure bike store and ample resident's car parking spaces.

## Factor

The development is managed by Hacking and Paterson for a quarterly fee of approx. £200. This includes the maintenance of communal areas and block building insurance.

## Viewing

By appointment through Neilsons 0131 625 2222.







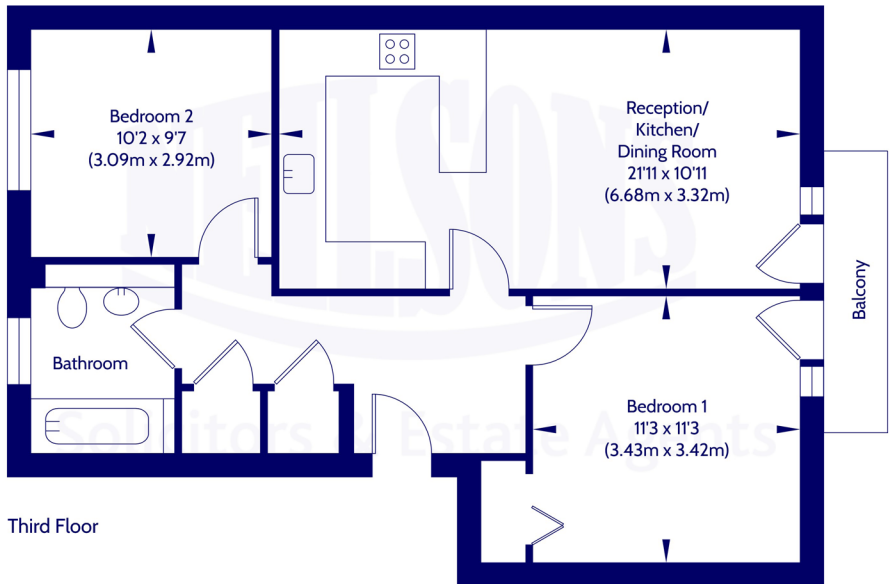
## Location

The property is located in the popular residential area of Chesser which is situated approximately three miles west of Edinburgh City Centre. The City Bypass is close at hand and gives access to central Scotland's main motorway network. An excellent selection of specialist shops, cafes and bars can be found in the immediate vicinity as well as a large Asda superstore and Edinburgh West Retail Park. 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 and a large Pure Gym.





Approx. Gross Internal Floor Area 59.25 Sq M / 638 Sq Ft.



Third Floor

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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