



Solicitors & Estate Agents










Offers Over

£325,000

1 Chesser Grove

Chesser | Edinburgh | EH14 1SZ

Set on a quiet residential street in Chesser, this impressive four-bedroom double upper villa offers generous accommodation throughout whilst being situated close to excellent amenities and transport links. With off-street parking and a lovely private garden, the property is perfect for families or those seeking versatile living space.

-  4 beds
-  1 public
-  2 bathrooms
-  Private Garden
-  Driveway
-  EPC Band - C
-  Council Tax Band - C



Description

Internally, the property is beautifully presented throughout whilst briefly comprising:

First floor; welcoming entrance landing with a useful storage cupboard, plumbed for a washing machine, large open-plan lounge/kitchen/diner with integrated white goods and partial tiling in splash areas whilst being styled with stylish gloss white units and a wooden worktop, well-proportioned double bedroom (4) with a large cupboard, good sized bedroom (2) with a walk-in closet offering flexible use as a home study, and a sleek fully-paneled bathroom suite with an over-bath shower, and heated towel rail.

Second floor; landing with Ramsay ladder access to the fully floored loft, substantial double bedroom (1) with superb integrated storage provisions, ample room for different configurations, and stunning views of the Pentlands, comfortably sized double bedroom (3) with a dual aspect outlook, space for freestanding furniture, and picturesque views of Edinburgh Castle, and a modern shower room with partial tiling, double shower cubicle, and more beautiful views.

Further benefits include gas central heating and mostly double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated dishwasher and microwave, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

Externally, the home is enhanced by a private driveway for off-street parking to the front and a lovely, fully enclosed rear garden – ideal for outdoor living and children's play.

Viewing

By appointment through Neilsons 0131 625 2222.





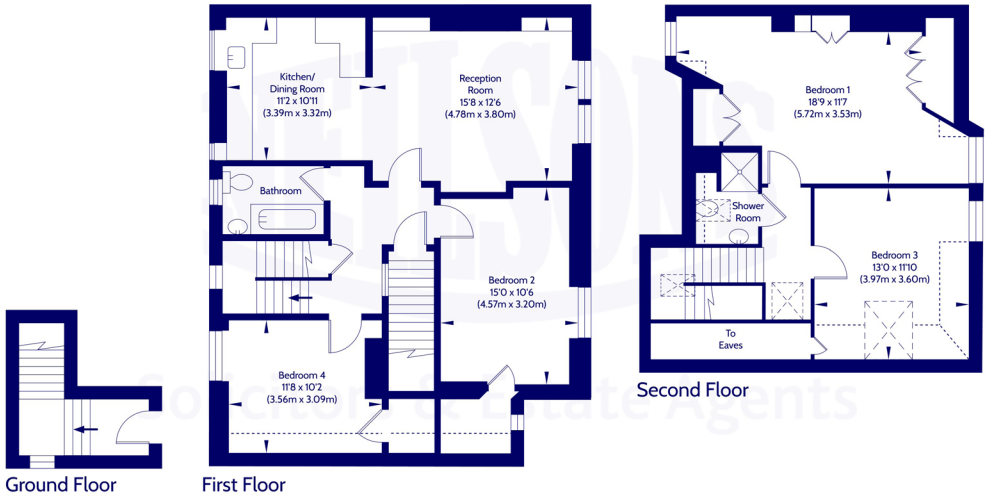
Location

Chesser Grove is located in 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 24 hour 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, Saughton Park, Carrick Knowe Golf Course, Nuffield Fitness and Wellbeing Centre, Pure Gym, O2 Academy and Murrayfield Stadium. Excellent bus services link the City Centre and surrounding areas, and the Balgreen Tram Stop is within walking distance. The City Bypass is also close at hand, giving access to central Scotland's main motorway network.





Approx. Gross Internal Floor Area 129.26 Sq M / 1392 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.



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