



Solicitors & Estate Agents



100/6 Chesser Crescent

Chesser | Edinburgh | EH14 1SE

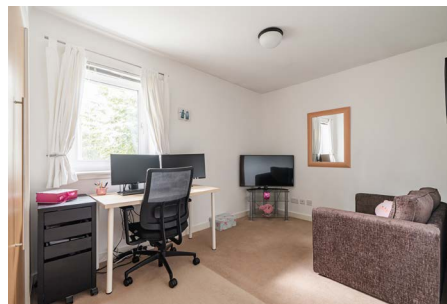
An immaculately presented second (top) floor flat forming part of a modern development in the popular residential area of Chesser, close to local amenities and transport links. With well proportioned accommodation and the added benefit of two balconies, this property is sure to appeal to a variety of purchasers including first time buyers and professionals, and viewing is highly recommended.

-  3 bedrooms
-  1 public room
-  2 bathrooms
-  Landscaped communal gardens
-  Residents parking
-  EPC rating – C
-  Council tax band - E



Description

In true move in condition, you enter a welcoming entrance hall with secure entryphone system and a storage cupboard, which then leads you to the bright and airy lounge/dining room which has a balcony, perfect for relaxing on in the warmer months. There is an open plan modern kitchen with a range of wall and base units with co-ordinated worktops and integrated appliances. The principal bedroom has a dual aspect with a built in wardrobe, a balcony with views towards Edinburgh Castle, and an en-suite shower room with overhead rainfall shower. There are two further double bedrooms both with built in wardrobes, and completing the accommodation is a bathroom with a shower over the bath. The property also benefits from gas central heating with Hive control, and double glazing.



Extras

Included in the sale will be the induction hob, electric oven and combination oven, integrated undercounter fridge and freezer, washing machine, dishwasher, and wine fridge.

Gardens and Parking

Well maintained communal garden grounds surround the property and there is ample residents parking along with a shared bike store.

Factoring

The communal areas and garden grounds are maintained by Hacking & Paterson at a cost of approximately £60 per month and this also includes buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Chesser Crescent is located in the popular residential district of Chesser, to the southwest of the City Centre. The area is ideal for commuters with frequent bus services to the city and beyond, Slateford train station is a short walk away and there is easy access to the City bypass, M8/ M9, the Queensferry Crossing and Edinburgh International Airport. Locally there is a choice of supermarkets including a 24 hour Asda and Edinburgh West Retail Park has a variety of shops including an M&S Foodhall. Neighbouring Gorgie & Dalry offer an abundance of day to day amenities, specialist shops, cafes and bars. Local recreational facilities can be found at Meggetland Sports Complex, Saughton Park, Fountain Park Leisure Complex, the Corn Exchange and World of Bowling and Football. The property is conveniently located for the Water of Leith and Union Canal walkways, which provide pleasant walks and cycle routes. Schooling is also well catered for with a range at all levels within the vicinity.





Approx. Gross Internal Floor Area 84.82 Sq M / 913 Sq Ft.

Second 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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