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Fixed Price

£179,995

135/1 Hutchison Road

Chesser | Edinburgh | EH14 1PG

An excellent opportunity has arisen to purchase this spacious ground floor flat with private garden to the front, rear, quietly situated within a cul-de-sac setting, close to many local amenities and transport links. The property would ideally suit the first time buyers, young professionals or those wishing to downsize.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Permit/metered parking
-  Private garden
-  EPC rating – C
-  Council tax band - C



Description

In brief the accommodation comprises; welcoming entrance hallway with useful built-in storage, bright and spacious lounge pleasantly overlooking the front garden, stylish fitted kitchen, generously proportioned principal bedroom with fitted wardrobes, second well proportioned double bedroom and bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the cooker and fridge.

Gardens & Parking

There is a well maintained private garden to the front of the property and a communal garden located to the rear. Permit/metered parking can be found in the surrounding area.

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.

Viewing

By appointment through Neilsons (0131 625 2222).



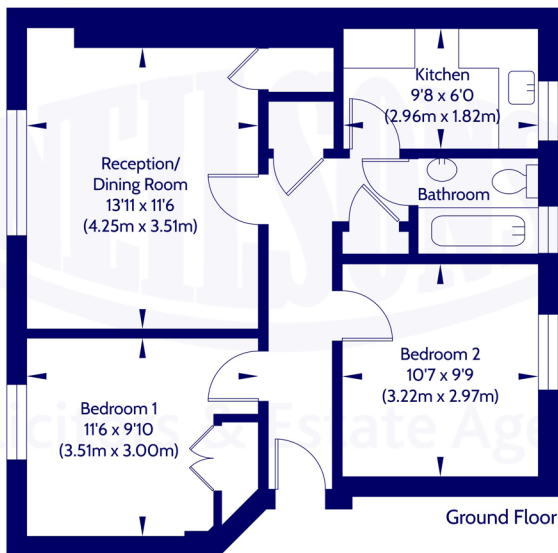


Location

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 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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