



Solicitors & Estate Agents



Offers Over

£185,000

17/2 Hutchison Cottages

Chesser | Edinburgh | EH14 1PY

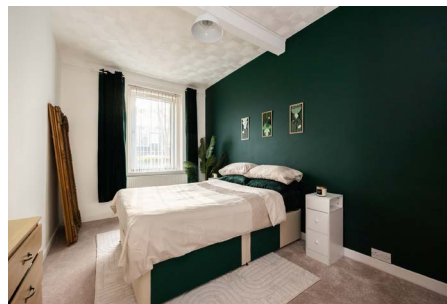
This beautifully presented and generously proportioned ground floor flat with private garden to the front, is pleasantly situated within the sought-after Chesser district of the city, close to an abundance of excellent local amenities and transport links. Presented to the market in move-in condition, the property would appeal to the first-time buyers or young professionals.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  On-street parking
-  Private garden
-  EPC rating – C
-  Council tax band - C



Description

In brief the accommodation comprises; welcoming entrance hallway with useful built-in storage cupboard, generously proportioned and bright lounge/dining, well equipped kitchen pleasantly overlooking the rear, well proportioned principal bedroom, second good sized 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 blinds will be included in the sale together with the cooker, fridge/freezer and washing machine.

Gardens & Parking

To the front, there is a well maintained private garden together with a communal garden located to the rear. On-street parking can be found to the front and surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

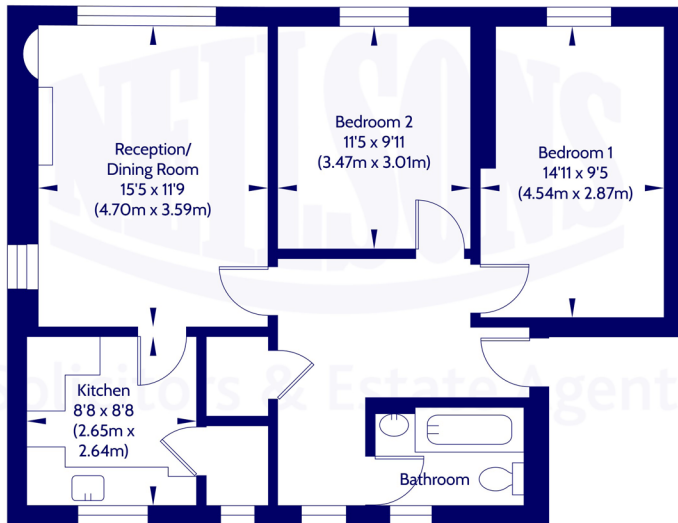
Hutchison Cottages forms part of the popular residential area of Chesser which is situated approximately three miles west of Edinburgh City Centre. An excellent selection of shops can be found in the immediate vicinity including an M&S food hall and Aldi together with a 24hour Asda superstore. There 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 68 Sq M / 727 Sq Ft.

Ground 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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

