



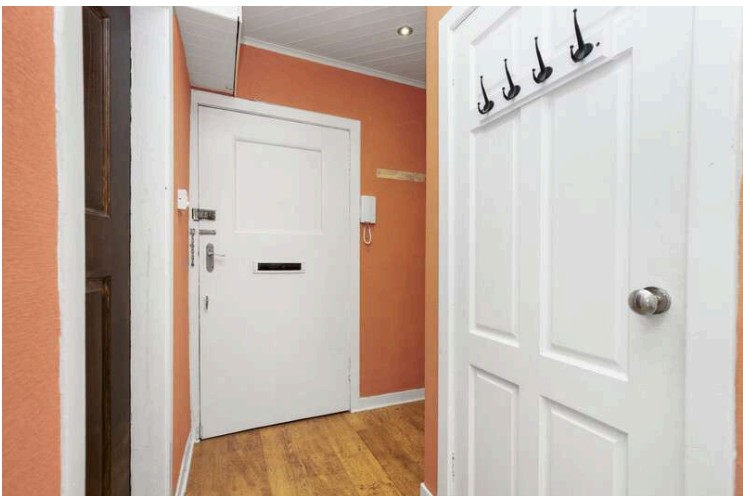
25/2 Hutchison Avenue, Edinburgh, EH14 1QP

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Welcome to Hutchison Avenue. A fabulous first time buy or investment opportunity, this charming one bedroom ground floor flat offers bright and spacious accommodation with a sunny conservatory and private gardens to the front and to the side along with a driveway. The property is ideally located in the popular Chesser area of Edinburgh close to many local amenities along with swift transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with storage cupboard.
- Front facing living room, with access to the conservatory.
- Fitted kitchen with a range of wall and base units, all white goods included in the sale.
- Sunny conservatory with direct access to the front garden.
- Double bedroom front facing with ample space for free standing furniture.
- Bathroom comprising WC, wash hand basin, bath with shower over, ladder radiator.
- Gas central heating.
- Double glazing.
- Gated driveway.
- Gardens to the front and to the side with a shared drying green to the rear.



Location

Hutchison Avenue 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.

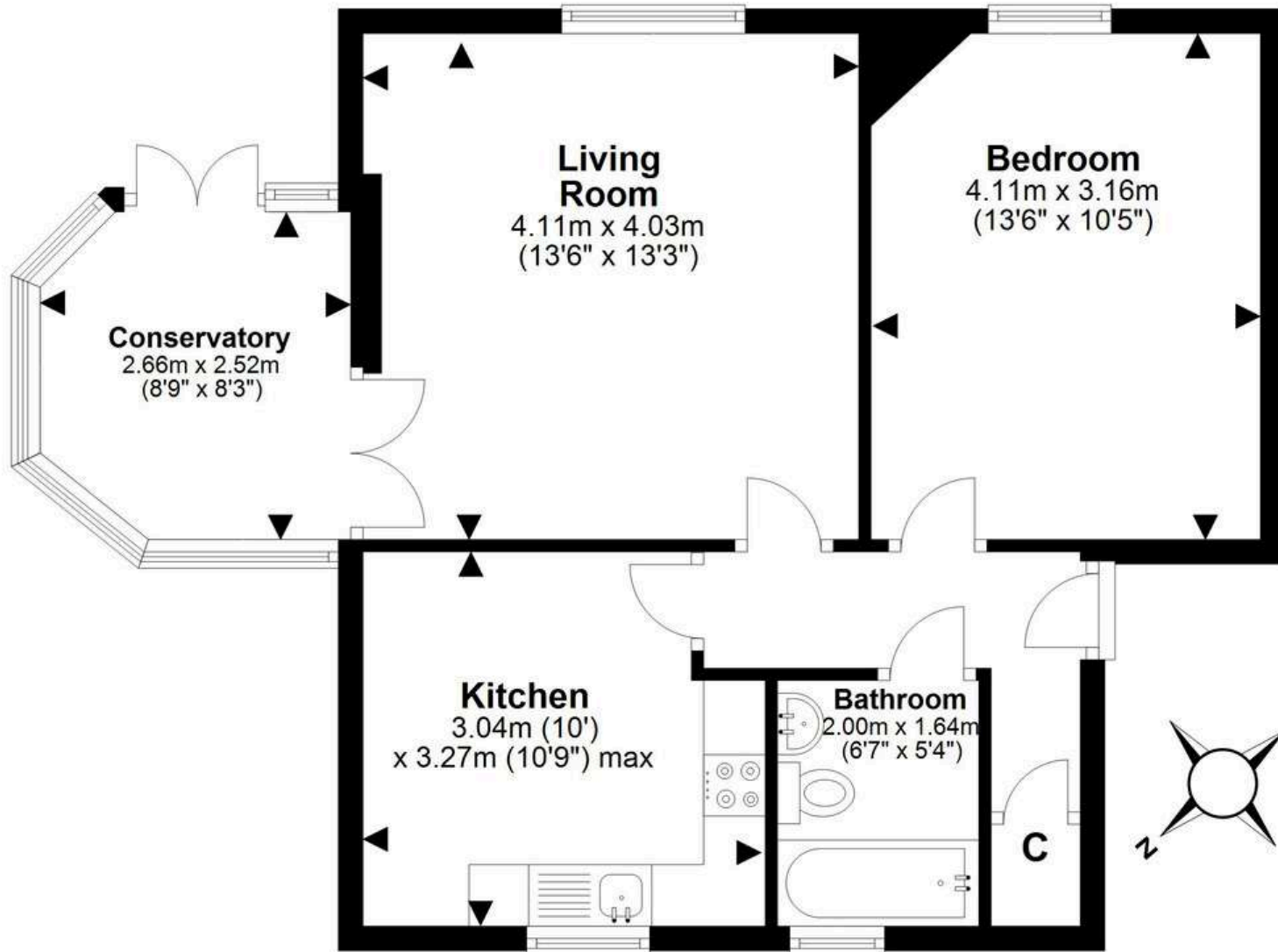
Extras

Included in the sale are the white goods in the kitchen, fitted blinds, fixtures & fittings and all fitted floor coverings.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

