



123 Flat 4, Hutchison Road, Edinburgh, EH14 1RE

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Welcome to Hutchison Road, this delightful first floor one bedroom apartment offers bright and spacious accommodation, ideal for the first time buyer or investment opportunity. The property is set within well maintained communal gardens and further benefits from newly installed double glazed windows, secure entry system, along with a carpark to the rear with an allocated space. Ideally located in the popular Chesser area of Edinburgh close to many local amenities and excellent transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with a useful storage cupboard.
- Front facing living room, door to kitchen.
- Fully equipped kitchen with a range of wall and base units.
- Double bedroom rear facing with built in wardrobe storage.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Newly fitted double glazed windows.
- Electric heating.
- Residents' carpark, further on street parking available.
- Electric heating.
- Secure entry system.
- Communal garden areas.



Location

The property is located in the popular residential area of Chesser, which lies to the west of Edinburgh City Centre. There are excellent local shops providing for all day-to-day requirements including an Asda, Aldi and M&S. Further shopping can be found on Gorgie Road or at the Gyle Shopping Centre only a short drive away. There is a wide range of leisure facilities nearby including the Corn Exchange and Nuffield Health & Leisure Club. Fountain Park Leisure Complex with its multi-screen cinema, Megabowl, bars and restaurants is within easy reach of the property. The property is well placed for two frequent bus routes along Slateford Road and Gorgie Road and the City Bypass is easily accessible. It is also well placed for Napier and Heriot Watt Universities. The property is within close proximity to green spaces including Saughton Rose Garden, Water of Leith, Union Canal and many cycle paths.

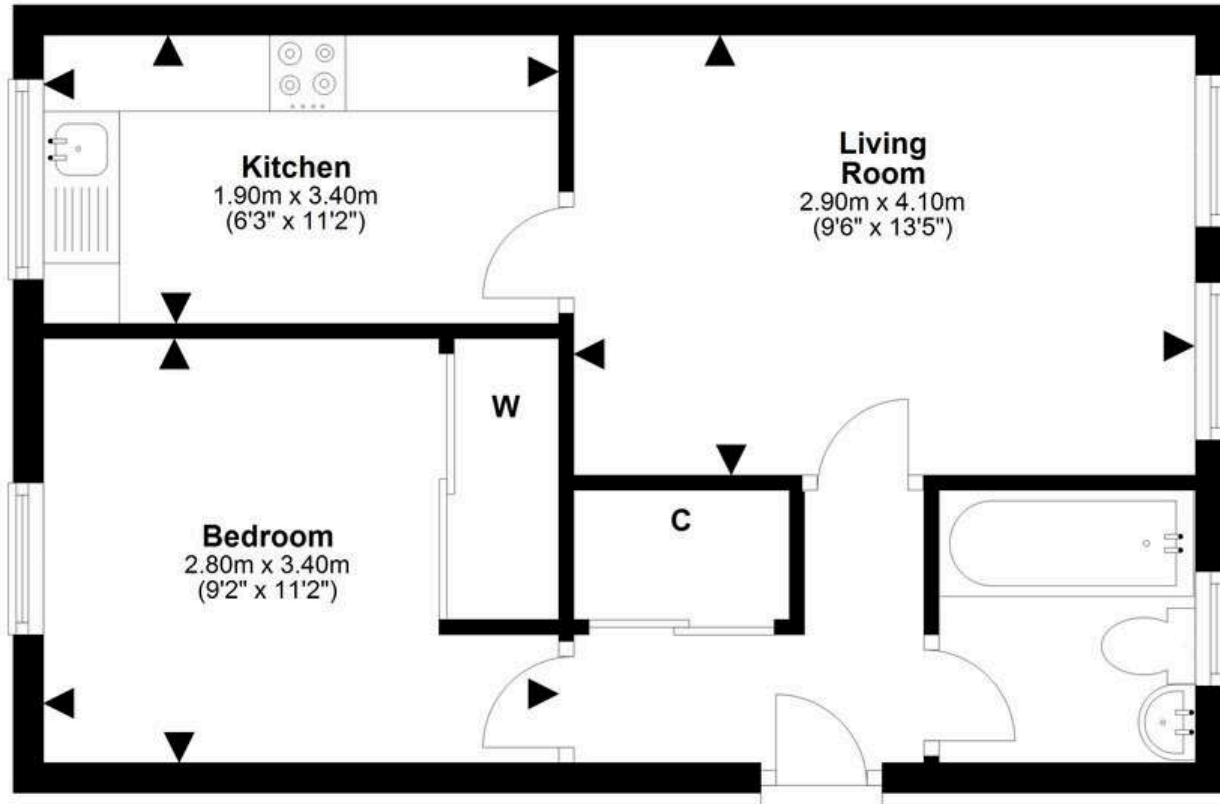
Extras

Included in the sale are the integrated kitchen appliances, fixtures & fittings & curtains.

Price & Viewing

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

EPC Band - D



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.

