



1 Flat 2 Hutchison Park, Edinburgh, EH14 1RG



## Welcome

Welcome to Hutchison Park, this charming one bedroom ground floor apartment is set within lovely gardens and offers bright and spacious accommodation. This property is a fantastic opportunity for the first time buyer or investment opportunity. Conveniently located in the thriving Chesser area of Edinburgh close to an abundance of local amenities along with excellent swift transport links. Presented to the market in good order thought, we would recommend an early viewing.

- Reception hallway with useful storage facility.
- Front facing living room.
- Fully fitted modern kitchen equipped with a range of wall and base units along with integrated appliances.
- Rear facing double bedroom with built in wardrobes.
- Modern shower room comprising WC, wash hand basin and shower cubicle.
- Electric heating.
- Double glazing.
- Residents' carpark with further on street parking available.





## Chesser

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The property is conveniently placed for access to the finest amenities of the City Centre, the local area provides an excellent range of convenience shopping including a 24hr Asda superstore with post office services, Lidl, Sainsbury's and the West Edinburgh Retail Park with Marks & Spencer Food and Aldi. Schools catering for all age groups are easily accessible and there are also a variety of recreational facilities including gyms, golf courses, skateboard park and pleasant walks/cycling opportunities along the Union Canal and Water of Leith walkway all in the vicinity. An excellent public transport service operates nearby to many parts of the city as well as a train service to Edinburgh and Glasgow. There is also easy access to the city by-pass linking with major motorway networks.

## Extras

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Included in the sale are the integrated kitchen appliances, white goods and fixtures & fittings.



# Get in touch

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Property Hub:

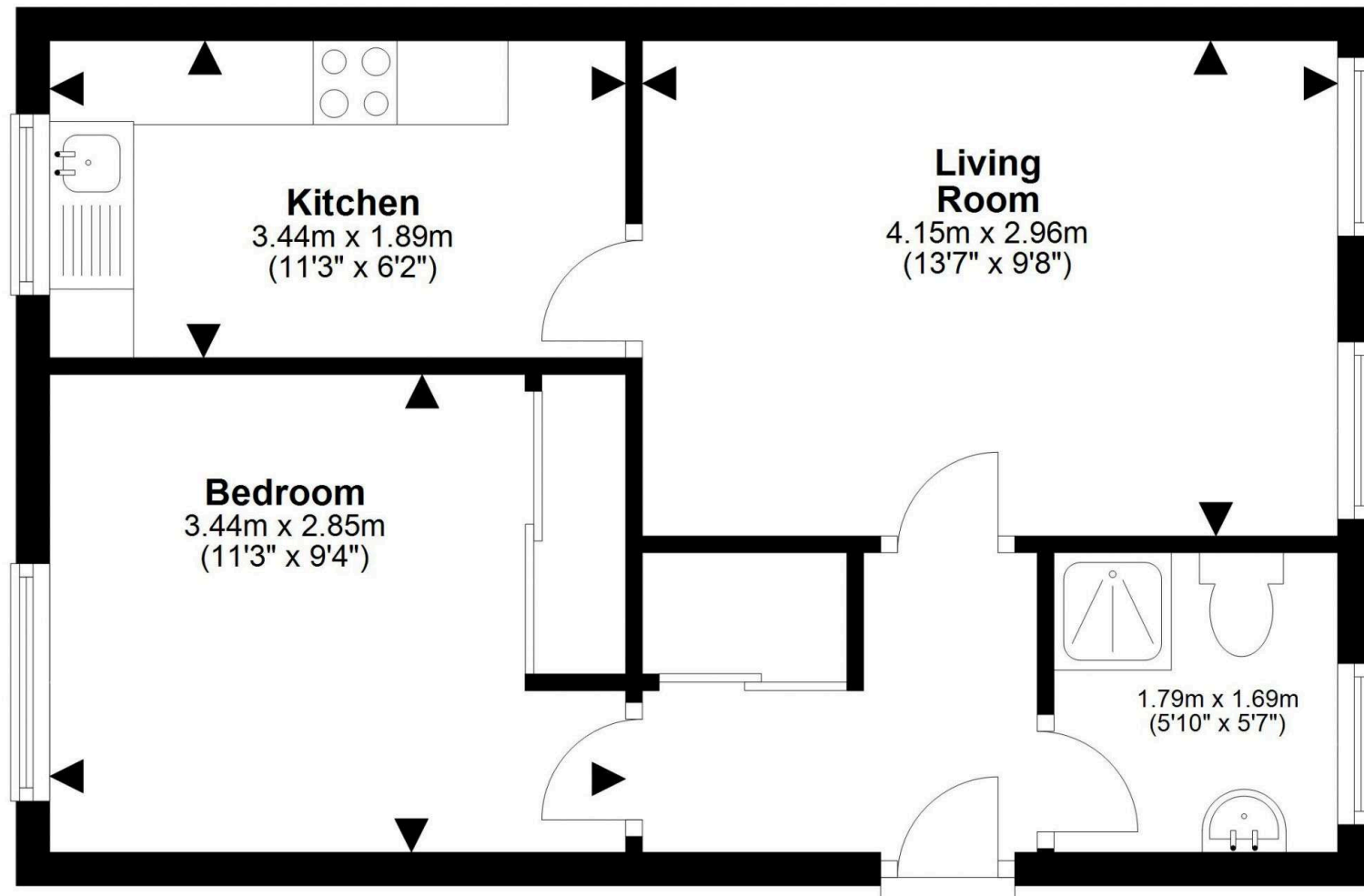
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
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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.



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

