



42 Robb's Loan
Edinburgh, EH14 1SG

Hall
Lounge/Dining Room
Fitted Kitchen
2 Double Bedrooms
1 Single Bedroom
Shower Room
Floored Attic
Gas Central Heating & Double Glazing
Private Garage & Driveway
Private Front, Side & Rear Gardens
EPC: E
Council Tax Band: F

A well-proportioned detached bungalow with three bedrooms, lying quietly in the desirable area of Chesser to the west of Edinburgh city centre. The property has been well maintained and offers spacious and flexible family accommodation along with a fully floored attic space, offering the potential for conversion subject to relevant planning permissions. The property also benefits from front, side and rear private garden grounds which lends fantastic scope for extending. A large garage with workshop area and private driveway provides ample space for off-street parking.

The property comprises: a welcoming hallway with access to a floored attic with a Velux window. Generously proportioned living/dining room with a large bay window allowing natural light to flood the room, gas fireplace, Edinburgh press cupboards and a sizeable floor space suitable for 2+ sofas, a large dining table and free-standing furniture. Contemporary fitted kitchen with tiled floors, base and wall mounted units providing sufficient storage and worktop space, and appliances including electric oven, microwave, gas cooker, washing machine and dishwasher. Two bright and spacious double bedrooms with Edinburgh press cupboards, and a third single bedroom which could also be used as a home office, nursery or storage room. Finishing the interior is a wet-room featuring a walk-in shower, WC and wash basin. Gas central heating and double glazing throughout ensures a comfortable environment all year round.

Externally, the property boasts an attractive front garden, with private driveway and garage with fitted workshop. Further on-street parking is available. The sizeable garden to the rear is beautifully maintained, hosting various shrubs, flowers, vegetable beds and fruit trees while also benefiting from a greenhouse, garden shed, drying green and a summer house, which offers an excellent space to sit and enjoy the sun.

Being closed to through traffic, Robb's Loan is a quiet enclave situated in Chesser, a popular residential area situated west of the city centre. The property is conveniently placed for a wide range of amenities, including a great selection of local shops, banking and post office facilities, a 24-hour ASDA superstore and Edinburgh West Retail Park. Recreational facilities are well catered for by the nearby Edinburgh Corn Exchange, Fountain Park multi-complex, Nuffield Health Club, PureGym, Craiglockhart Sports Centre, Edinburgh Zoo, numerous golf courses, as well as Saughton Park. Excellent transport links are available locally, including regular bus services to and from the city centre, a railway station at Slateford, and a tram stop at Balgreen. Schooling is well represented in the area, whilst Napier, Heriot-Watt and Edinburgh universities are all easily accessible.













TOTAL: 75 m²
FLOOR 1: 75 m²
EXCLUDED AREAS: GARAGE: 22 m², FIREPLACE 1 m², FLOORED ATTIC: 18 m²
Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

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