



13/5 Hutchison Cottages
Edinburgh, EH14 1PX

Hall
Lounge/Dining Room
Fitted Kitchen
2 Double Bedrooms
3-Piece Bathroom Suite
Gas Central Heating & Double Glazing
Shared Rear Garden
EPC: D
Council Tax Band: C

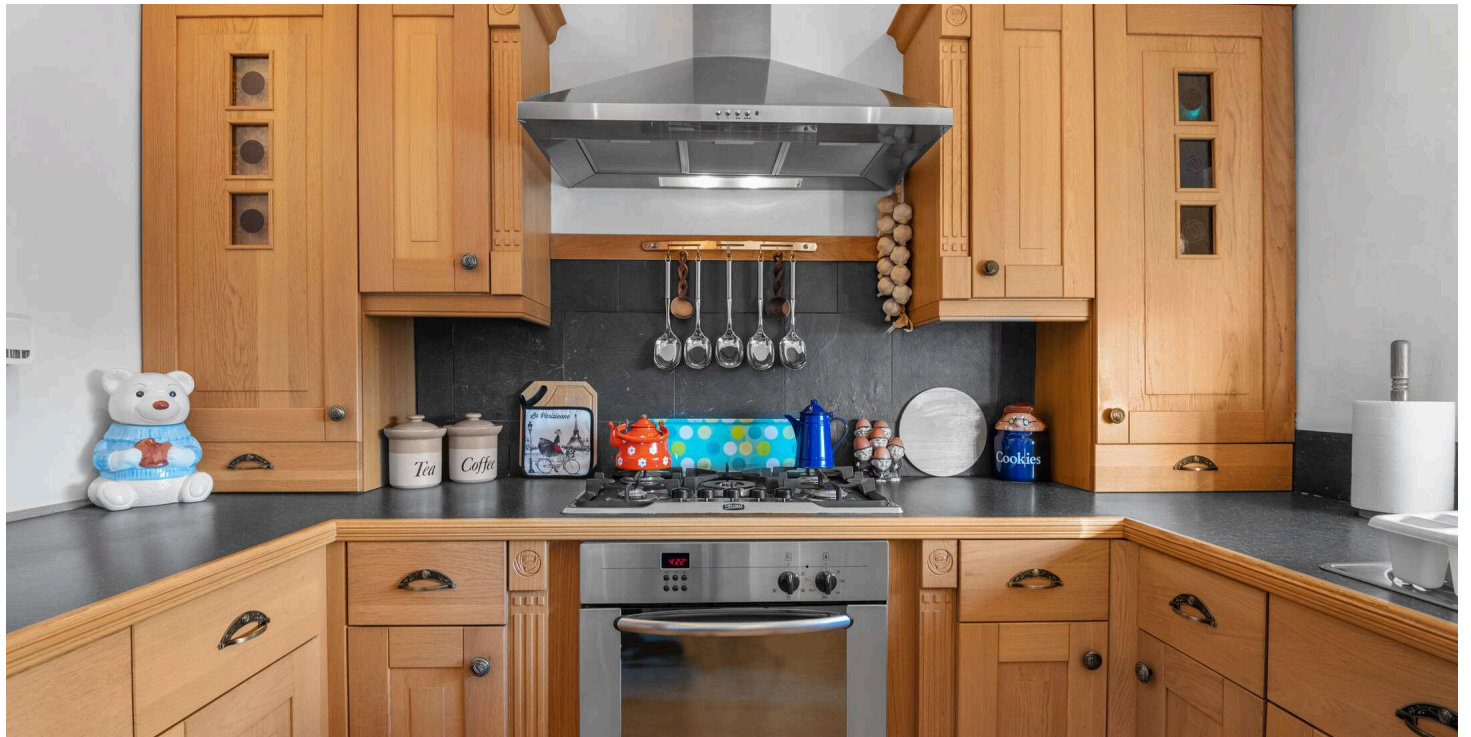
A wonderfully bright and spacious two bedroom flat on the second floor, enviably located just a short walk from all the area has to offer. The property boasts a sunny south-easterly aspect to the front with excellent views towards the Pentland Hills, a sizeable communal garden/drying green to the rear, as well as gas central heating and double glazing throughout.

Accessed through a well-kept stairwell, the property comprises; welcoming hallway with generous storage cupboard, spacious lounge/dining room with gas fire and large double window which floods the room with natural light while offering brilliant south-east facing views, modern fitted kitchen with base and wall-mounted units and appliances including electric oven, five-burner gas cooker, fridge, freezer and washing machine, sizeable master bedroom with plenty of room for a king-size bed and free-standing furniture, second double bedroom of good size, and three-piece bathroom suite with a shower over bath.

Externally, the property benefits from a communal rear garden, and ample on-street parking.

Chesser is a popular and convenient area of the city, lying approximately 2 miles west of the city centre, to which there are excellent public transport services. Locally, there are a wealth of shops and services within a few minutes on foot. These include a 24 hour Asda, a large branch of Aldi, a Costa Coffee house and a Marks & Spencer Food Hall to name but a few. Both a Nuffield and a Pure Gym Health and Fitness Club, a bowling alley, 5-a-side football pitches and the Corn Exchange Exhibition and Entertainment Venue are also immediately to hand. The nearby and pleasant open spaces of Saughton Park with its Sports Complex, skate park, play park and rose garden offer plenty of opportunities to enjoy the open air, and there are several local access points to the city's cycle path network and delightful leafy riverbank walks by the Water of Leith. Craiglockhart Dell and the Union canal towpath are also within close proximity. The city by-pass, Edinburgh International Airport and the central motorway network are readily accessible by car, and Slateford Train Station is only a stone's throw away.

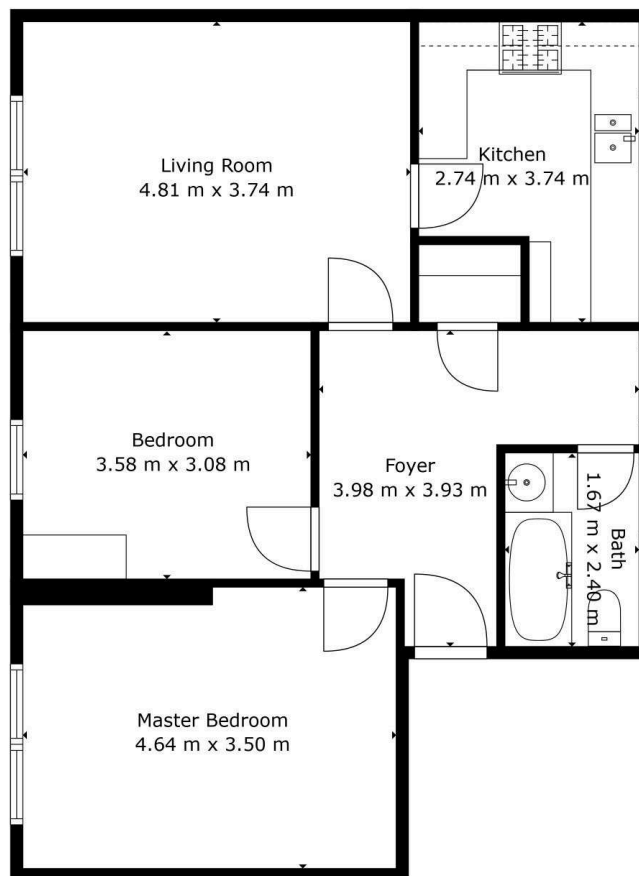












TOTAL: 72 m²
FLOOR 1: 72 m²

Measurements Deemed Highly Reliable But Not Guaranteed.



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

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