



RALPH SAYER
SOLICITORS & ESTATE AGENTS

25/1 Hutchison Place

Slateford, Edinburgh, EH14 1QJ

25/1 Hutchison Place

This two-bedroom ground-floor flat is an attractive property that forms part of an established residential development with a leafy green setting in Slateford. The home enjoys bright and spacious accommodation, which is decorated in light neutral hues. It comes with a quality kitchen and three-piece bathroom, and has the added advantage of a private front garden as well. The residence will prove very popular with a wide selection of buyers, including commuting professionals, downsizers, couples, first-time purchasers, and young families alike.

Extras: all fitted floor and window coverings, light fittings, integrated oven and gas hob, a freestanding fridge/freezer, and a washing machine to be included in the sale.

Property Summary

- A well-presented ground-floor flat
- Situated in popular Slateford
- Near amenities, schools and transport links
- Lightly decorated interiors
- Entrance hall with built-in storage
- Living room with southeast-facing aspect
- Well-appointed, galley-style kitchen
- Two spacious double bedrooms
- Modern bathroom with over-bath shower
- Private front garden with neat lawn
- Controlled permit parking (Zone S6)
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £170,000







Living room with southeast-facing aspect, a well-appointed, galley-style kitchen and two spacious double bedrooms







Modern bathroom with
over-bath shower and a
private front garden with
neat lawn





Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

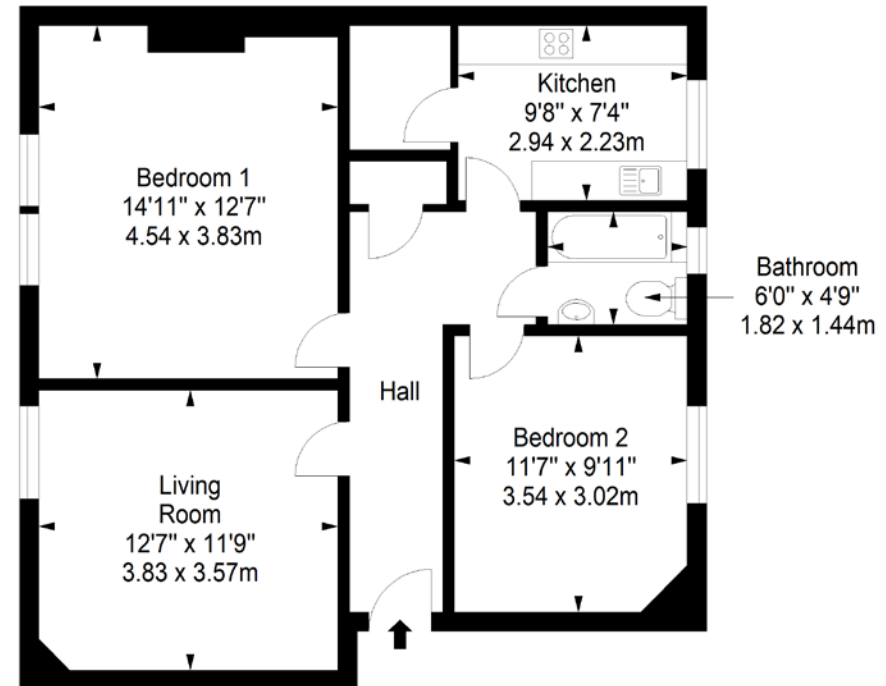
  

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Ground Floor
Approx. 65.9 sq. metres (709.4 sq. feet)



Total area: approx. 65.9 sq. metres (709.4 sq. feet)