



RALPH SAYER
SOLICITORS & ESTATE AGENTS

4/4 Hutchison Crossway

Slateford, Edinburgh, EH14 1RR

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Situated in the heart of Slateford, this two-bedroom first-floor flat has a fantastic location, positioned close to supermarkets, schools, and regular transport links. Furthermore, the southwest-facing property is brought to market in excellent decorative order, pairing light neutral hues with quality fixtures and fittings. Bright and spacious, it is a lovely home for an assortment of lifestyles. It will certainly appeal to couples, first-time buyers, young families, and commuting professionals alike – especially as it is just 1.5 miles from Edinburgh city centre.

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



Property Summary

- First-floor flat in move-in condition
- Desirable location in popular Slateford
- Attractive interior design throughout
- Broad and inviting entrance hall
- Southwest-facing living/dining room
- Well-appointed breakfasting kitchen
- Two bright and airy double bedrooms
- 3pc bathroom with overhead rainfall shower
- Large communal garden laid to lawn
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £180,000







A two-bedroom first-floor flat in move-in condition with bright and spacious accommodation







Fantastic location in popular Slateford, within easy reach of amenities, schools, transport links, and the city centre





Let us help you find your next
dream property!



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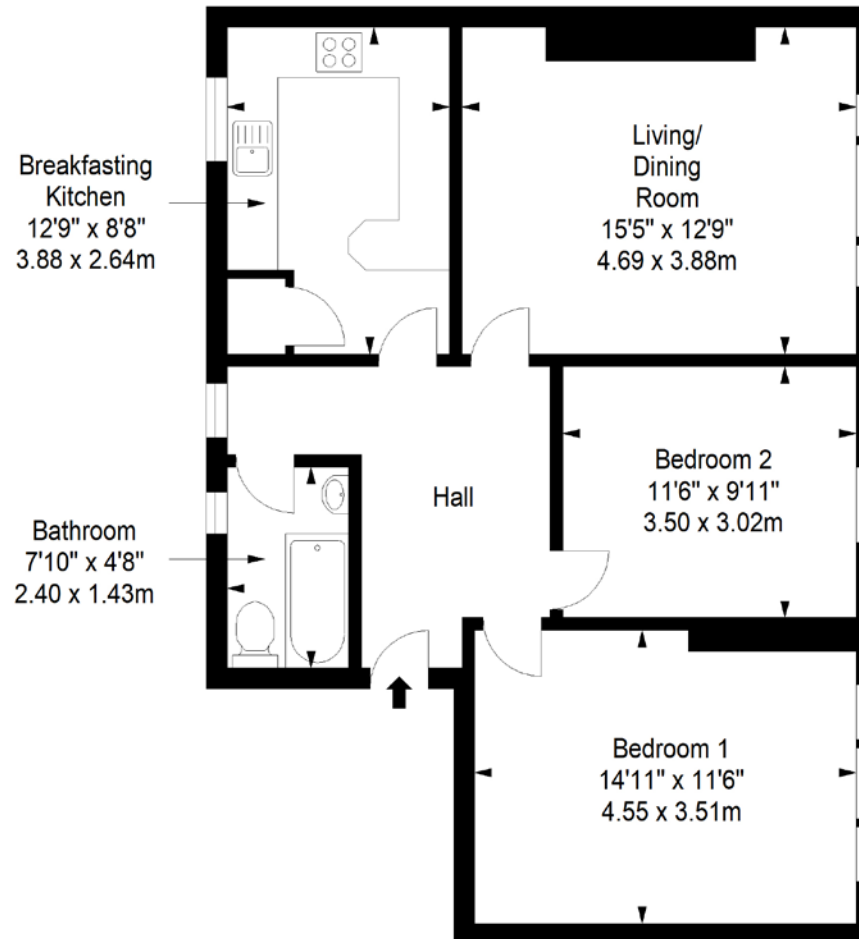
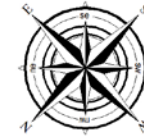
 **CHARTERED FIRM**

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.

First Floor
Approx. 71.3 sq. metres (767.5 sq. feet)



Total area: approx. 71.3 sq. metres (767.5 sq. feet)