



RALPH SAYER
SOLICITORS & ESTATE AGENTS

90/7 Chesser Crescent

Edinburgh EH14 1SE

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Forming part of a sought-after factored development to the west of Edinburgh city centre, this two bedroom third floor flat offers an ideal home for first-time buyers or an appealing rental investment. Nestled in a tranquil cul-de-sac in popular Chesser, close to excellent amenities and transport links.

Welcoming you into the third floor apartment is a light and airy entrance hall with two cupboard. Positioned to the front, the living room, enjoys a southerly aspect and offers scope for a comfortable sitting area. Open plan and zoned by a convivial breakfast bar, is a well-appointed kitchen, which is fitted with ideal storage and workspace and replete with a gas hob, oven and extractor hood. In the living room a full-height glazed door, allows access to a south-facing balcony with views of the Pentlands, access is shared with the main bedroom. Returning to the hall, there are two comfortable double bedrooms, one with built-in wardrobes. Finally, there is a pristine three-piece bathroom.

Property Summary

- A sought-after modern development in Chesser
- Spacious open-plan living room & kitchen
- Well-appointed kitchen
- Two excellent double bedrooms, one with built-in wardrobe
- Stylish three-piece bathroom
- Gas central heating & double glazing
- Attic space, providing additional storage
- Well maintained shared grounds
- Private residents parking & secure bike store
- EPC Rating - C | Council Tax Band - C

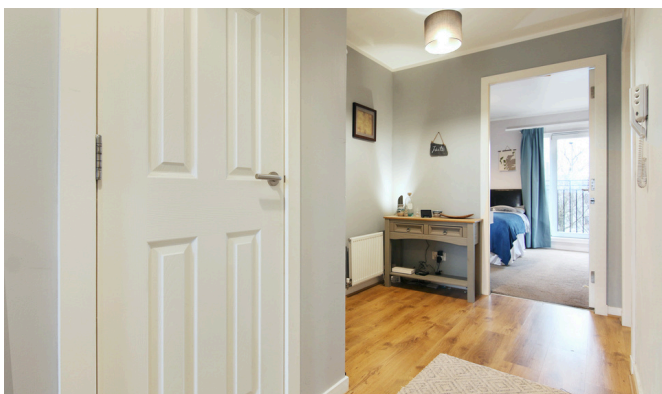
Home Report Value - £240,000







Stylish third floor
apartment, with
south-facing
balcony &
Pentland views





Externally, there is a well-maintained grounds and ample resident parking and secure bike store.

Development is factored by Hacking & Paterson, with an approximate fee of £250/£300 per quarter, this covers maintenance of the communal areas and blocks building insurance.

Extras: fitted floors, light fittings, blinds, gas hob, electric oven and cooker extractor, to be included in the sale.

Let us help you find your next
dream property!



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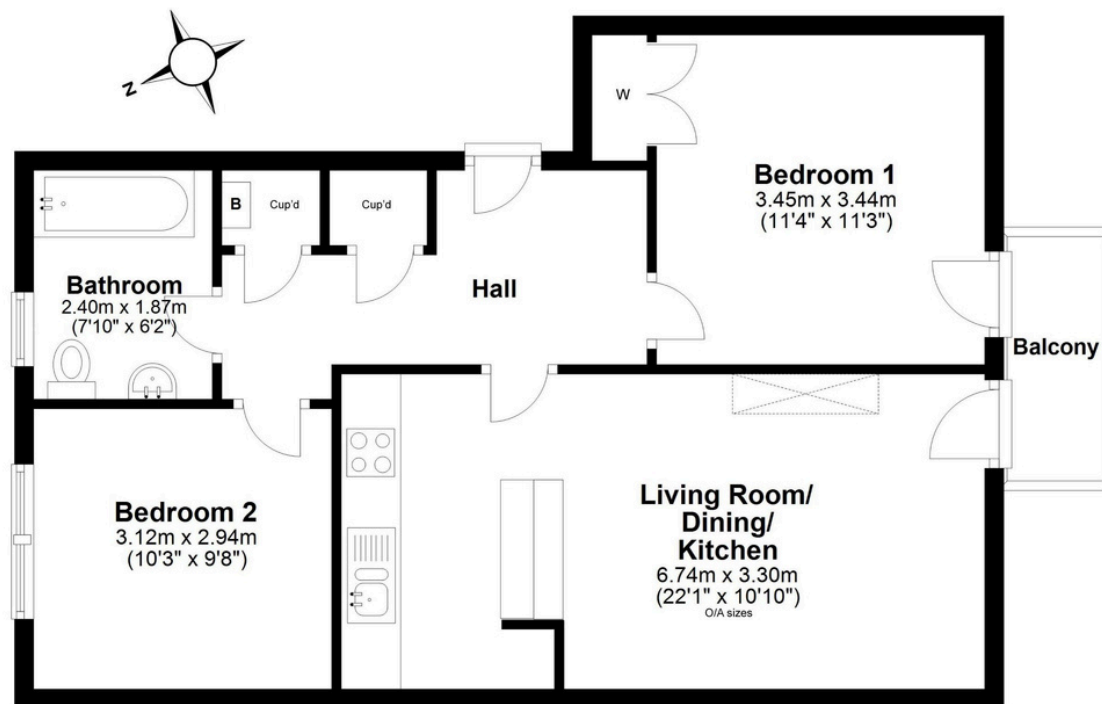
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Edinburgh, EH11 4EP



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.



Third Floor

Approx. 59.9 sq. metres (645.1 sq. feet)

Location

Chesser, is a vibrant and popular location, with it's close proximity west of the city centre (approx: 3 miles). This location offers an easy commute both for work or pleasure, for Edinburgh's vast array of attractions, including Museums, Theatres, bars and restaurants. There are excellent local amenities, in Gorgie itself, including a Sainburys. Chesser itself boasts an Asda along with the Edinburgh West retail park, hosting an M & S foodhall and an Aldi. The Edinburgh Corner Exchange, is a popular exhibition and venue centre. There are two gyms nearby, the Nuffield Fitness & Wellbeing gym and a Pure gym. Fabulous walks can be found, with access to the Water of Leith walkway. It is popular with the student market due good bus services, linking into the city, as well as Edinburgh Napier's 'Sighthill' campus and Heriot Watt University. Slateford station and the tram network, are a 10 minute journey, offering an easy commute into the city or west to Edinburgh International Airport.

