



30 Chesser Avenue
CHESSEY | EDINBURGH | EH14 1ST


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Set in the heart of Chesser, moments from excellent amenities, quick transport links and the Water of Leith is this spacious stone fronted main door lower villa. Boasting private gardens, double glazing and gas central heating this property would make an ideal buy in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway, a bright twin windowed lounge, a contemporary dining kitchen with attractive units and garden access, two well-proportioned double bedrooms and the apartment is completed by a stylish bathroom with shower over bath. Externally the enclosed rear garden is mainly laid to lawn with a paved section ideal for al fresco dining.

- Main door lower villa
- Private front and rear gardens
- Close to excellent amenities
- welcoming hallway
- Bright lounge
- Contemporary kitchen
- Two double bedrooms
- Stylish bathroom
- Gas central heating and double glazing

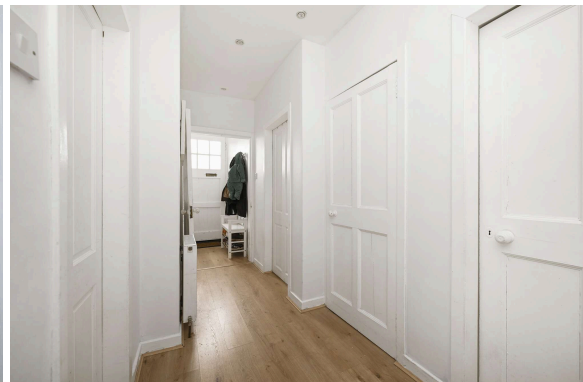
Extras included in this sale are flooring, carpets, light fittings, fridge, washing machine, dishwasher and garden shed.

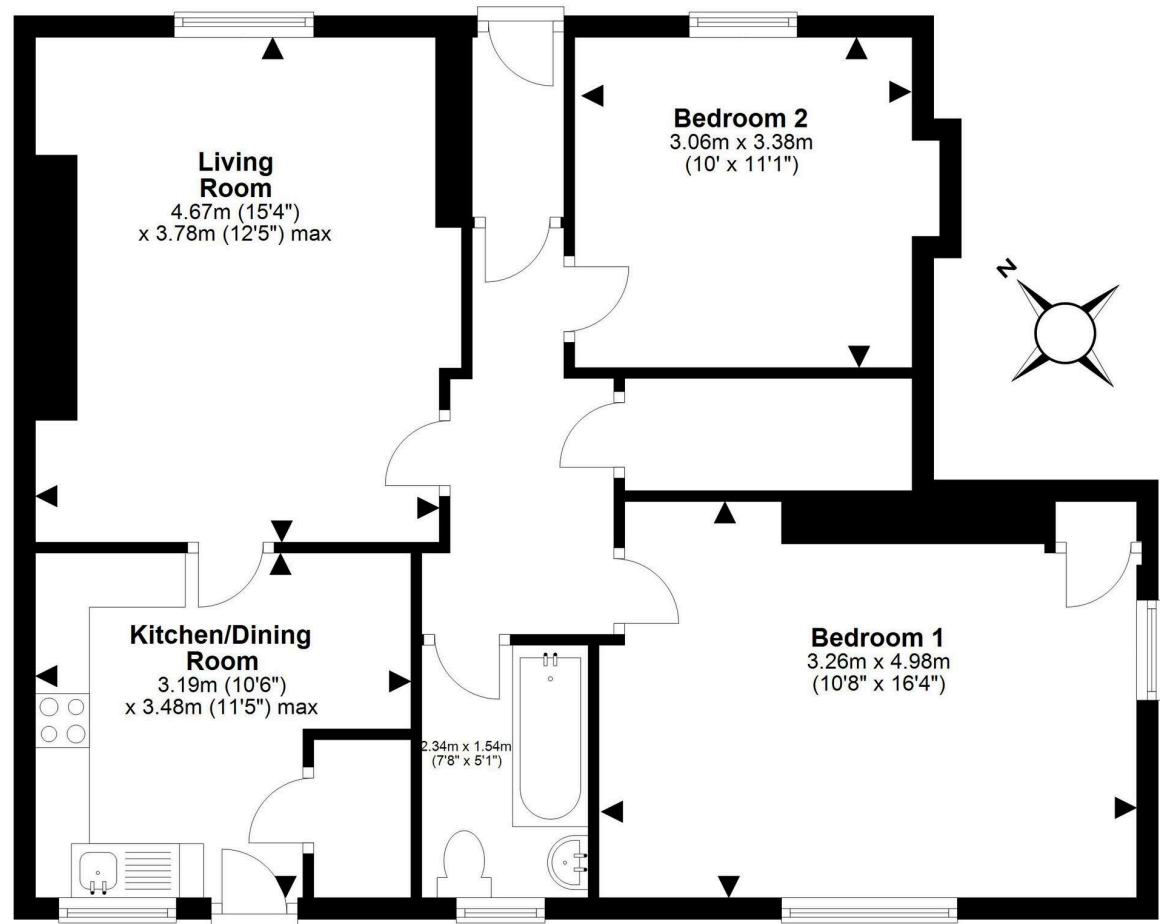
EPC Rating C, Council tax band C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Chesser is a popular residential district situated between Gorgie and Slateford to the southwest of the Edinburgh City Centre. Local shopping facilities are excellent and include banking and post office services plus a wider range at the large Asda supermarket at Newmart Road and the Marks and Spencer Foodhall and other outlets at Edinburgh West Retail Park off Chesser Avenue. Travelling by car, the Western Approach Road leads directly into Edinburgh's West End. A good public transport service operates into Edinburgh and Edinburgh City Bypass, approximately 1 mile away, gives access to other major motorway networks and Edinburgh International Airport. For recreation the open spaces of Corstorphine Hill, Saughton Park, Edinburgh Zoo and several golf courses are within easy reach.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.