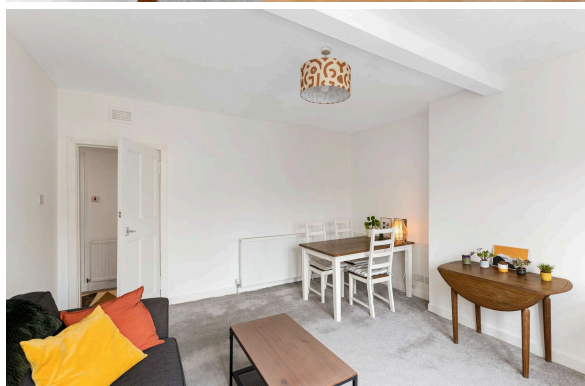




17/6 Hutchison Avenue
CHESSEY | EDINBURGH | EH14 1QX


warners
solicitors & estate agents



17/6 Hutchison Avenue

CHESSER | EDINBURGH | EH14 1QX

Exceptionally bright and spacious flat top floor flat nicely finished off with attractive fittings, pleasantly situated in a quiet residential street convenient for accessing local amenities and transport links into the City Centre.

This lovely property would make an ideal first time purchase and provides good sized living space with lots of natural light coming in. The public room has two front facing windows and ample free floor space for relaxation and dining. White gloss units in the kitchen are set against pale timber effect worktops and the bathroom is fitted out with a white suite, electric shower and wetwalls. Great storage is provided by way of a large cupboard off the hallway and a built-in wardrobe in the double sized bedroom, which also has twin windows. Shared grounds lie to the rear of the building.

- Twin window living/dining room
- Attractively fitted kitchen
- Double bedroom with built-in wardrobe
- Fully wetwalled bathroom/electric over-bath shower
- Entrance hall with deep store cupboard/light
- Gas central heating
- Security entryphone system
- Shared gardens to rear
- Unrestricted on-street parking

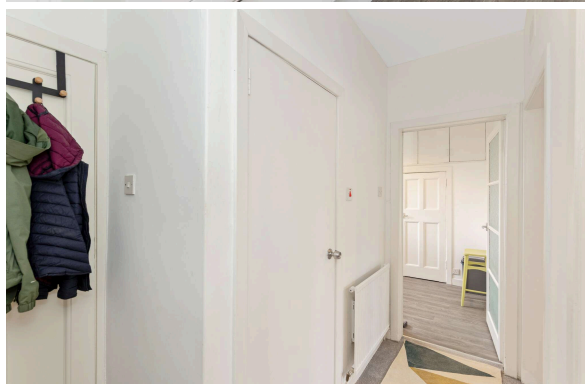
Energy Rating C, Council Tax Band B.

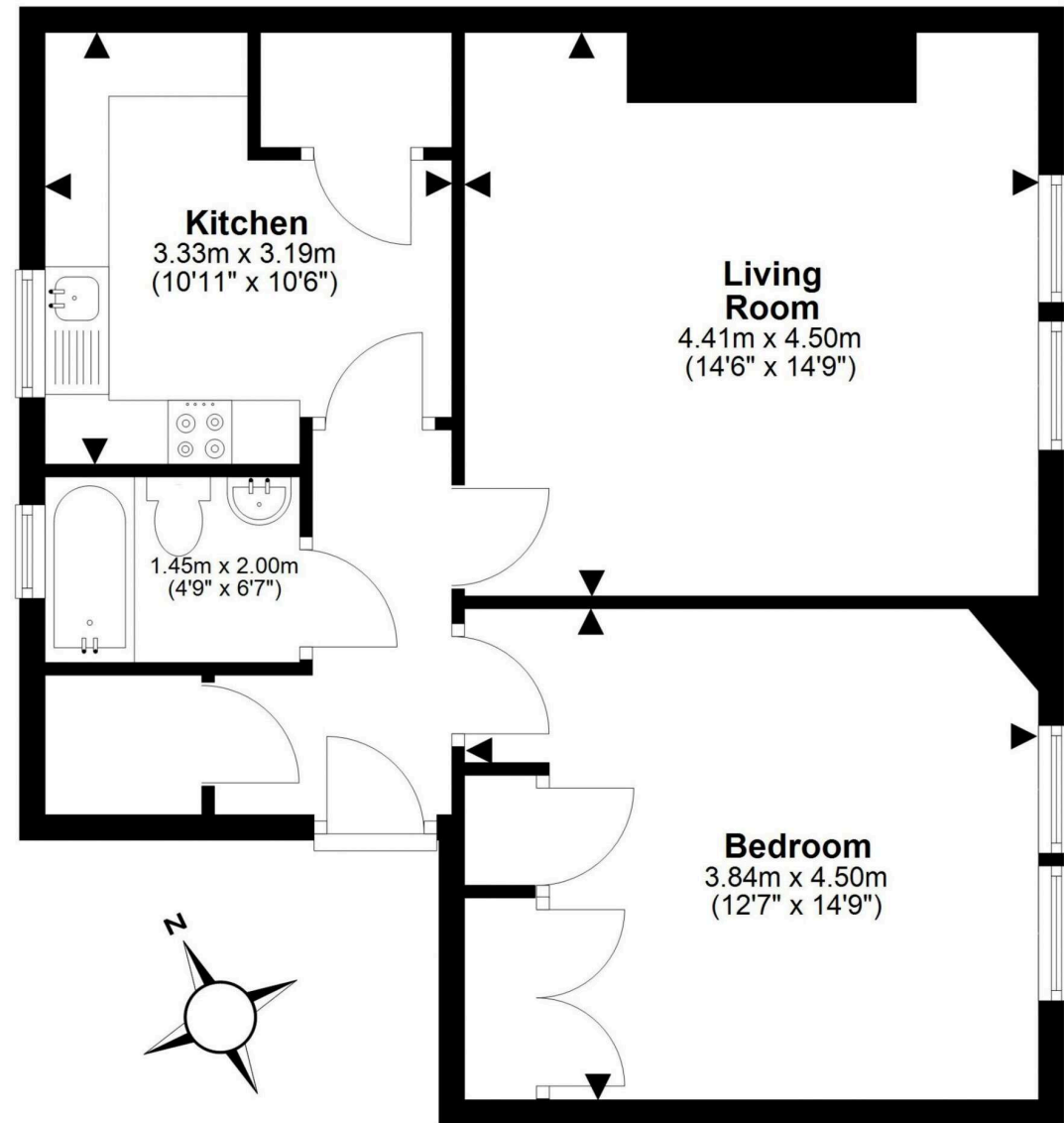
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated appliances, fridge, washing machine, living room curtains and sofa will be included in the sale.

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.





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