



75 Chesser Crescent, Edinburgh, EH14 1SW

Beautifully presented two-bedroom lower villa featuring a private entrance, driveway, and well-maintained gardens. Set on a quiet residential street, the property is conveniently located close to a wide range of excellent local amenities. Offering well-maintained accommodation, it also presents excellent potential for extension to the rear, making it an ideal opportunity for future development.

The accommodation comprises:

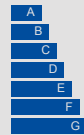
- Vestibule
- Entrance hall with deep walk-in storage cupboard
- Spacious living room with Edinburgh press and gas fire with marble hearth and wooden surround
- Generously proportioned master bedroom with built-in wardrobe
- Further spacious double bedroom to the rear overlooking the garden
- Fitted kitchen with a range of wall and base mounted cupboard units with laminate worktops and the appliances include a gas hob, double oven, washing machine.
- The tiled shower room has a large shower enclosure, WC and wash basin with vanity unit



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
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Location

The property is located in the popular residential area of Chesser, which lies to the west of Edinburgh City Centre. There are excellent local shops providing for all day-to-day requirements including an Asda, Aldi and M&S just off Chesser Avenue. Further shopping can be found on Gorgie Road or at the Gyle Shopping Centre only a short drive away. There is a wide range of leisure facilities nearby including the Corn Exchange and Nuffield Health & Leisure Club. Fountain Park Leisure Complex with its multi-screen cinema, Megabowl, bars and restaurants is within easy reach of the property. The property is well placed for two frequent bus routes along Slateford Road and Gorgie Road and the City Bypass is easily accessible. It is also well placed for Napier and Heriot-Watt Universities.

Outside and Gardens

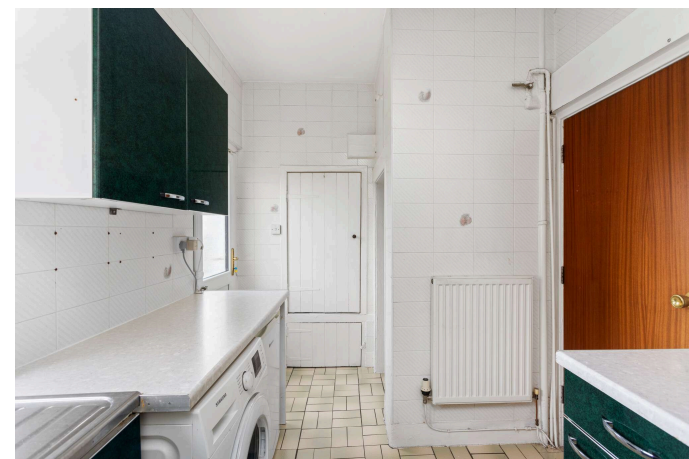
To the front of the house is an area of garden, which is laid to lawn and there is a monobloc driveway. The rear garden is mostly laid to lawn.

Extras

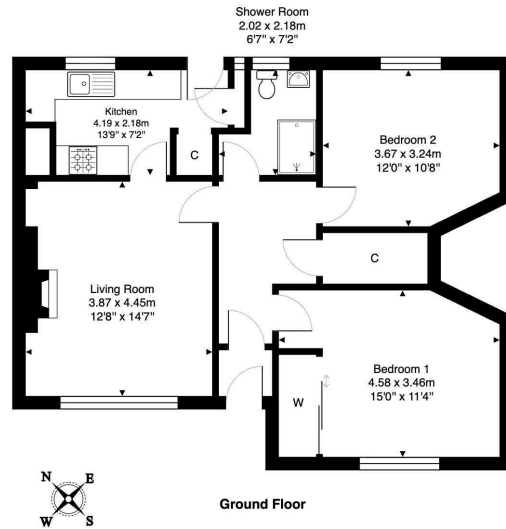
The blinds, light fittings, fixed floor coverings and kitchen appliances are included in the sale. As it is an executry sale, warranties for systems and appliances are excluded.

Council tax

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



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Total Area: 69.3 m² ... 746 ft²

All measurements are approximate and for display purposes only.



DMD | SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035
E: property@dmdpartnership.co.uk
T: 0131 316 4666

www.dmdlaw.co.uk

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