



COULTERS[©]

86/3 CHESSER CRESCENT

CHESSER, EDINBURGH, EH14 1SE

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

86/3 Chesser Crescent is a beautifully presented 2-bedroom flat which forms part of a modern, factored development with parking. The property benefits from a secure door entry system and is situated on the first floor.

Boasting a bright, south-easterly aspect, the main living space with open plan living/dining and kitchen offers a wonderful area for both relaxing and entertaining. The kitchen itself is fitted with an island and breakfast bar and there is a perfect box bay window for dining whilst looking onto the communal grounds.



The main bedroom benefits from two built-in wardrobes and an en-suite shower room whilst bedroom 2 is also a good sized double with a single wardrobe. The main bathroom has a full sized bath, overhead shower, wash hand basin and WC as well as a handy storage cupboard. Additional storage is available off the hall.

KEY FEATURES



Beautifully bright first floor flat



Factored development with well-kept communal grounds



Supermarkets and coffee shop on the doorstep



EPC Rating - B



Two double bedrooms one with en suite



Residents car park



Excellent bus links into the city centre



Council Tax Band - D





Heating and hot water are provided by a gas central heating system (operated by a modern Glow Worm boiler) and double glazing is fitted throughout.

The factor for the development is Hacking & Paterson and the annual service charges are approximately £1,000 which includes buildings insurance.

Outside, there are well-maintained communal grounds, a secure bike store, bin store and ample parking for residents.





THE LOCAL AREA

Chesser is a popular residential district situated between Gorgie and Slateford to the southwest of Edinburgh City Centre. There are an excellent range of shopping options in the immediate area with an Asda Supercentre at Newmart Road and Edinburgh West Retail Park off Chesser Avenue offering a Marks and Spencer Food Hall, Aldi and Costa coffee amongst other retailers. Travelling by car, the Western Approach Road leads directly into Edinburgh's West End.

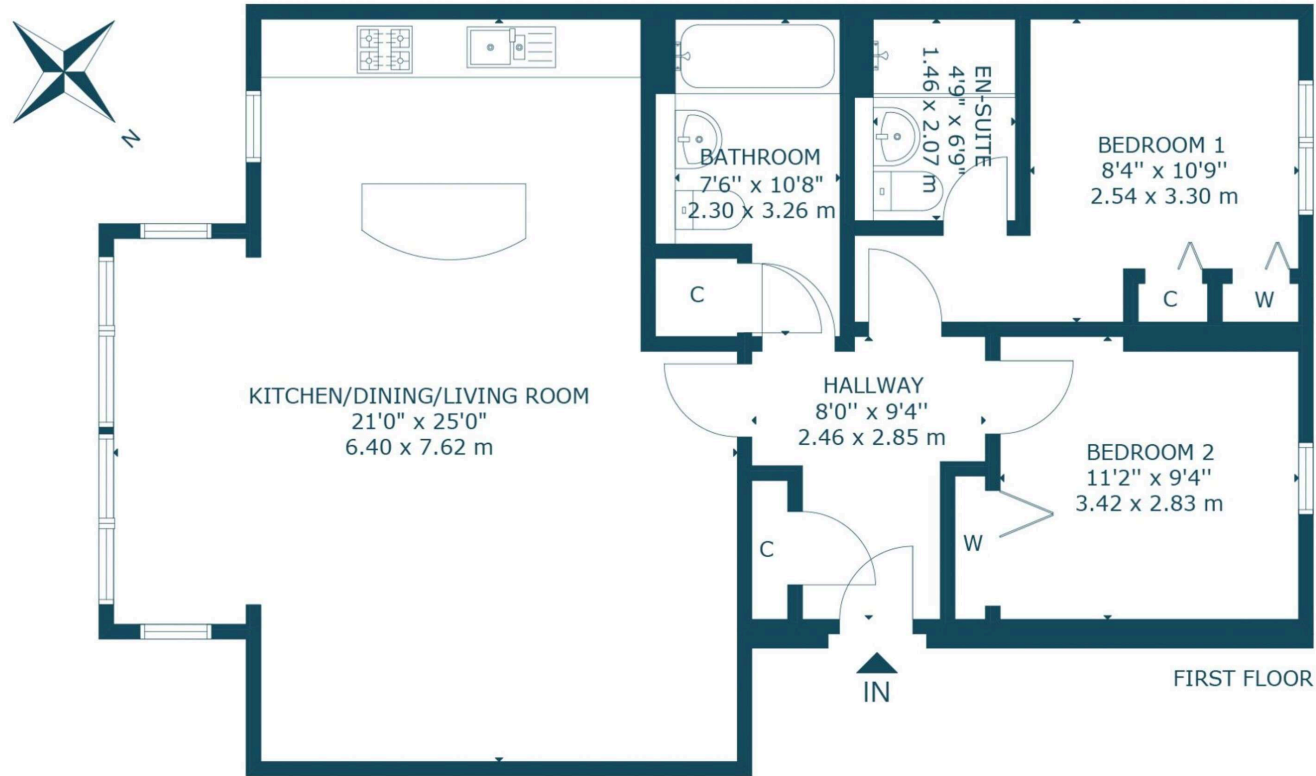
The Edinburgh City Bypass, approximately 1 mile away gives access to other major motorway networks. Slateford train station is approximately a ten minute walk from the property and Balgreen tram stop, providing a direct link to Edinburgh airport, is under five minutes away by car. For recreation, the open spaces of Corstorphine Hill, Saughton Park, Edinburgh Zoo and several golf courses are within easy reach and the beautiful Water of Leith Walkway is also close by. The property sits within the catchment for Balgreen Primary School and Tynecastle High School.

EXTRAS

All blinds, fitted flooring, light fittings and white goods are included within the sale price.







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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 847 SQ FT / 79 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.