



1 Chesser Cottages, Edinburgh, EH11 3AB



Welcome

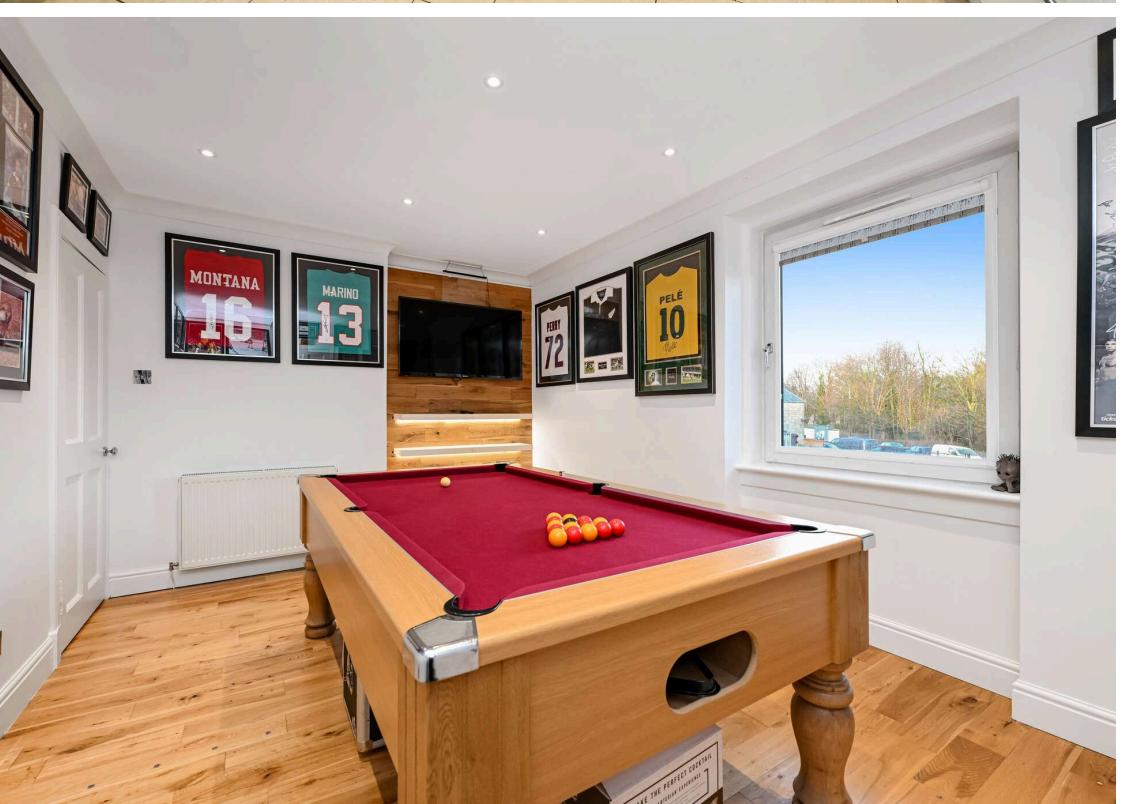
Welcome to Chesser Cottages, a four-bedroom, main door double upper offering flexible accommodation. Forming part of the characterful Chesser Cottages, the property combines traditional charm with a modern layout, excellent storage and further benefits include excellent outdoor space including private gardens and the rare advantage of a gated driveway. Well suited to families and professionals alike, the property enjoys a peaceful residential setting while remaining conveniently close to excellent local amenities, green spaces, and transport links into Edinburgh city centre. Presented to the market in good order throughout, we would recommend an early viewing.

Features

- Main door entrance
- Living/dining room
- Fully equipped kitchen white goods included
- Four bedrooms, one currently used as a games room and one a dining room
- Principle bedroom with en suite shower room
- Family bathroom comprising WC, wash hand basin and bath with shower over
- Attic storage
- Gas central heating
- Double glazing

Gardens and Parking

- Private gardens
- Gated driveway, on street parking available





Chessier

The property is ideally located in the popular residential area of Chessier, which lies to the west of Edinburgh's City Centre. There are excellent local shops providing for all day-to-day requirements including an Asda, Aldi and M&S just off Chessier 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, Mega bowl, 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.

Extras

Included in the sale are the integrated kitchen appliances and white goods, all fixtures & fittings, curtains and blinds were fitted.





Get in touch

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 0131 240 3818

Property Hub:

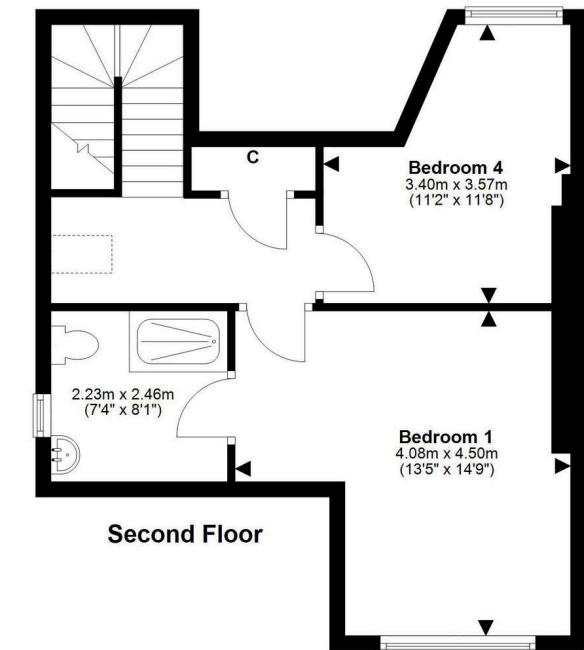
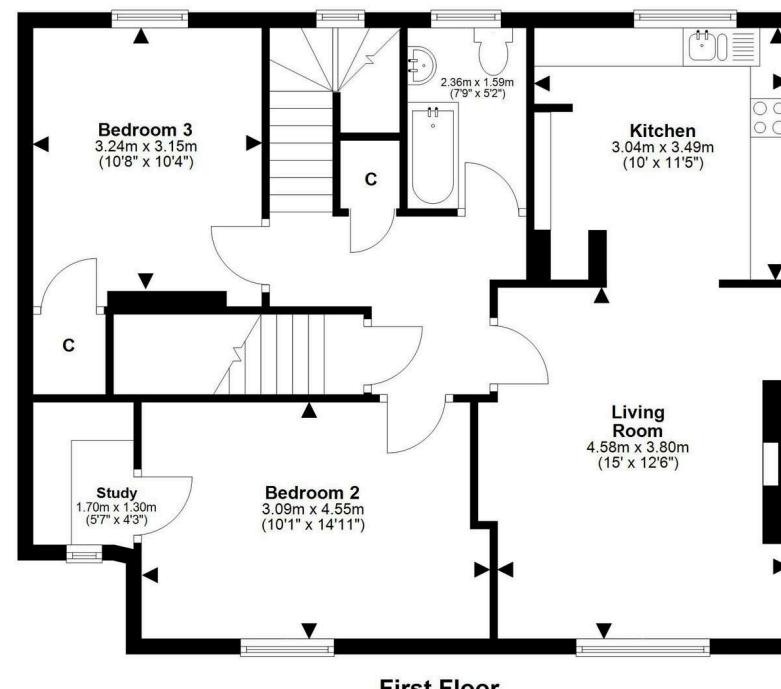
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

 **CHARTERED FIRM**

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.

