



RALPH SAYER
SOLICITORS & ESTATE AGENTS

10/3 Hutchison Road

Slateford, Edinburgh, EH14 1RB

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Part of an established residential development, this two-bedroom first-floor flat has a convenient location in popular Slateford. It is close to green spaces, bus and rail links, and superb amenities, including a choice of large supermarkets. Furthermore, it is just a short 15-minute bus or car journey from the heart of the city centre. The home itself offers bright and spacious accommodation which is presented in light hues. It includes a fitted kitchen, a three-piece shower room, and excellent storage. It also has access to a well-maintained communal garden that is laid to lawn.

Extras: The property will be sold as seen, including all fitted floor and window coverings, and light fittings.



Property Summary

- A first-floor flat with light interiors
- Prime location in popular Slateford
- Welcoming vestibule and hall with storage
- Bright and airy living/dining room
- Monochrome-inspired kitchen
- Two double bedrooms (one with storage)
- 3pc shower room with walk-in shower
- Communal garden and drying green
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - C
- Home Report Value - £180,000





Bright and airy living/dining room, a monochrome-inspired kitchen and two double bedrooms



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dream property!



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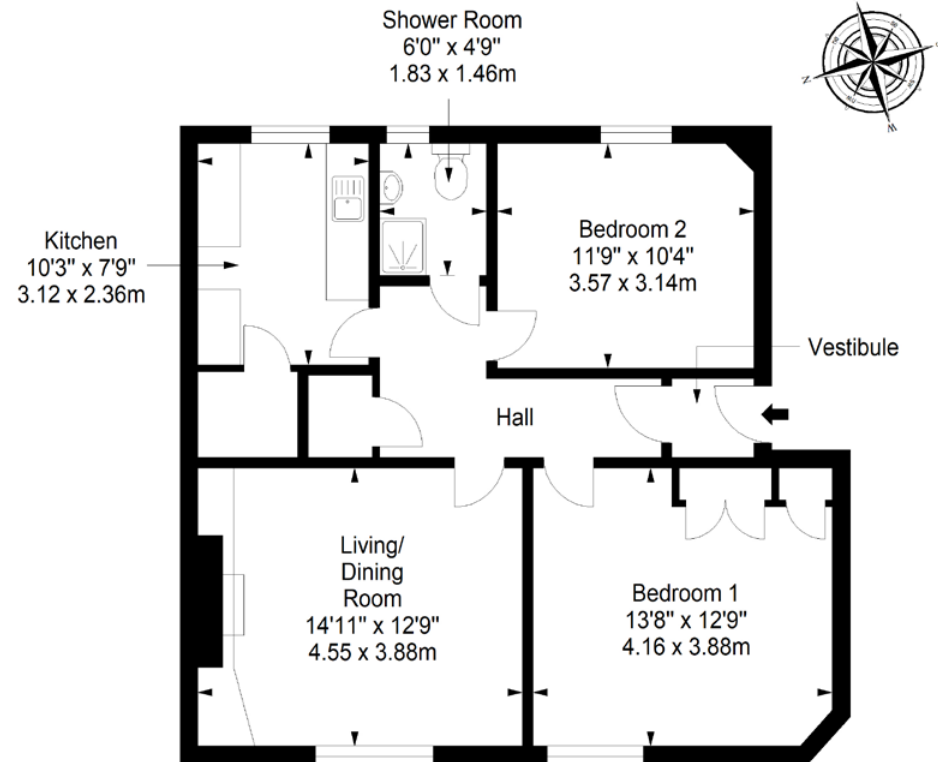
CHARTERED FIRM

Zoopa.co.uk **rightmove** **onTheMarket.com**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

First Floor
Approx. 70.1 sq. metres (754.6 sq. feet)



Total area: approx. 70.1 sq. metres (754.6 sq. feet)