

CHAMPVRAIE

PROPERTY

13/6 Hutchison Cottages, Edinburgh, Midlothian, EH14 1PX



**OFFERS OVER
£190,000**

WELCOME TO 13 HUTCHISON COTTAGES

This well-presented two-bedroom second floor flat at 13/6 Hutchison Cottages, Edinburgh offers stylish, move-in-ready accommodation, ideal for first-time buyers, professionals, or investors.

The property has been thoughtfully upgraded and is in true walk-in condition, featuring a newly fitted modern kitchen with contemporary finishes, an enlarged and beautifully appointed bathroom, and modern flooring throughout. The bright and spacious living areas are complemented by pleasant open views, creating a comfortable and inviting home.

Both bedrooms are well-proportioned, offering flexibility for a variety of living arrangements, including home working if required. The property further benefits from access to a shared garden, providing outdoor space to relax and unwind.

Externally, permit parking has recently been introduced, offering added convenience for residents and helping to ensure availability. The flat is ideally located close to local amenities, including a nearby petrol station, and enjoys excellent access to transport links into Edinburgh city centre and beyond.

Combining modern upgrades with a convenient location, this property represents an excellent opportunity to acquire a stylish and low-maintenance home in a well-established residential area.



LOCATION

Located to the west of Edinburgh city centre, Slateford is a popular and well-established residential area offering an excellent balance of urban convenience and community feel. Known for its mix of traditional tenements and modern developments, the area appeals to a wide range of residents, including professionals, first-time buyers and families.

One of Slateford's key advantages is its superb transport connectivity. With easy access to major road links such as the City Bypass, regular bus services, and nearby rail connections from Slateford Station, commuting into the city centre and beyond is straightforward and convenient.

The area is also well served by a variety of local amenities. Residents benefit from nearby supermarkets, independent shops, cafés and leisure facilities, as well as larger retail options at nearby shopping parks. For outdoor enthusiasts, the Union Canal offers scenic walking and cycling routes, while several green spaces are within easy reach. The property is also located near the infamous corn exchange.

Slateford's proximity to the city centre means residents can enjoy all that Edinburgh has to offer, while still benefiting from a quieter, more residential setting. This combination of accessibility, amenities and lifestyle makes Slateford a highly desirable place to live.





FEATURES

SERVICES

Mains water, electricity and drainage supply.

Gas central heating.

TENURE : FREEHOLD

EPC RATING : D

COUNCIL TAX : C



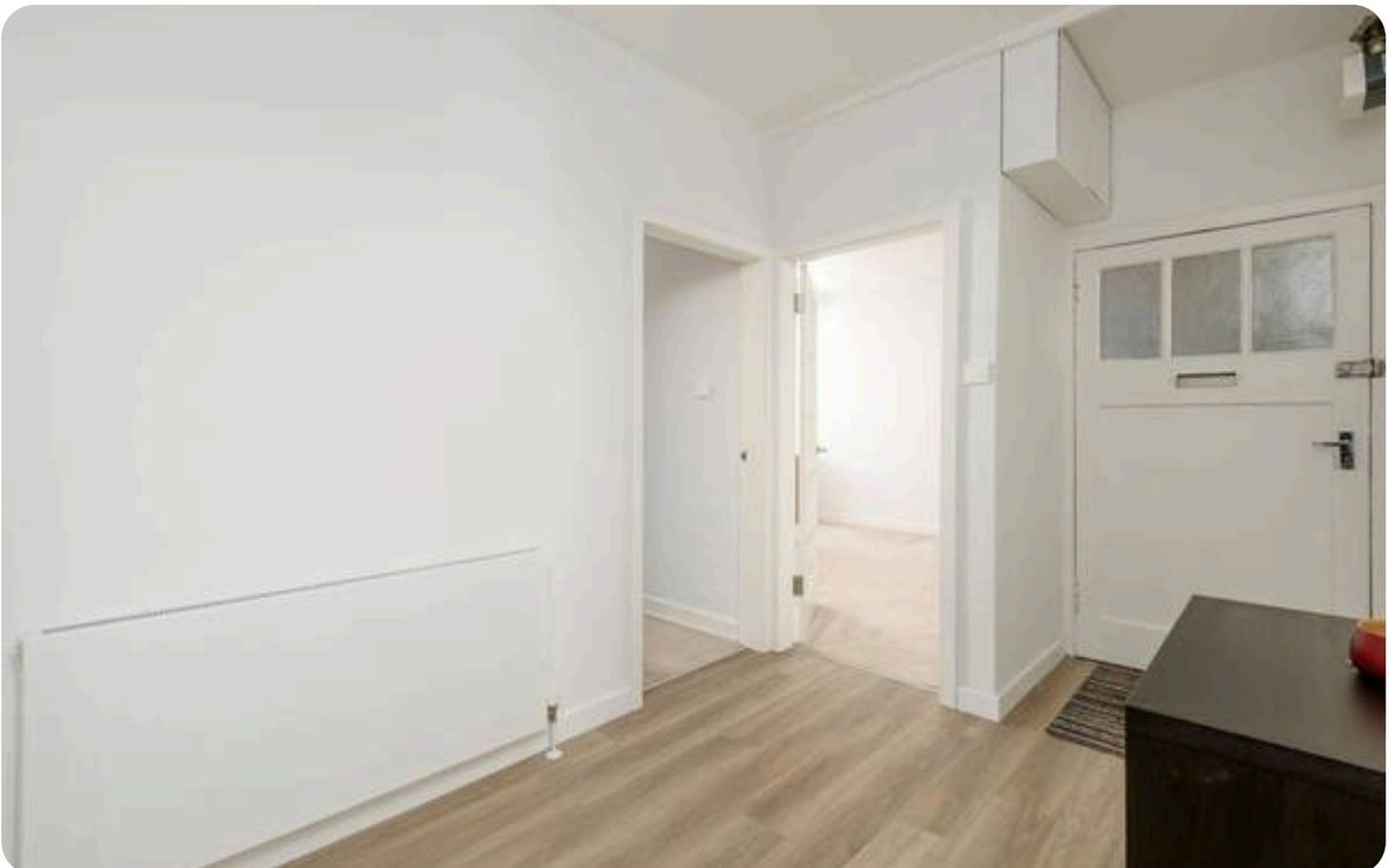
LIVING ROOM



BEDROOM 1



BEDROOM 2



KITCHEN



Garden



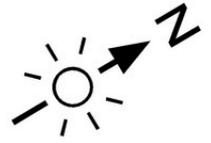
Bathrooms



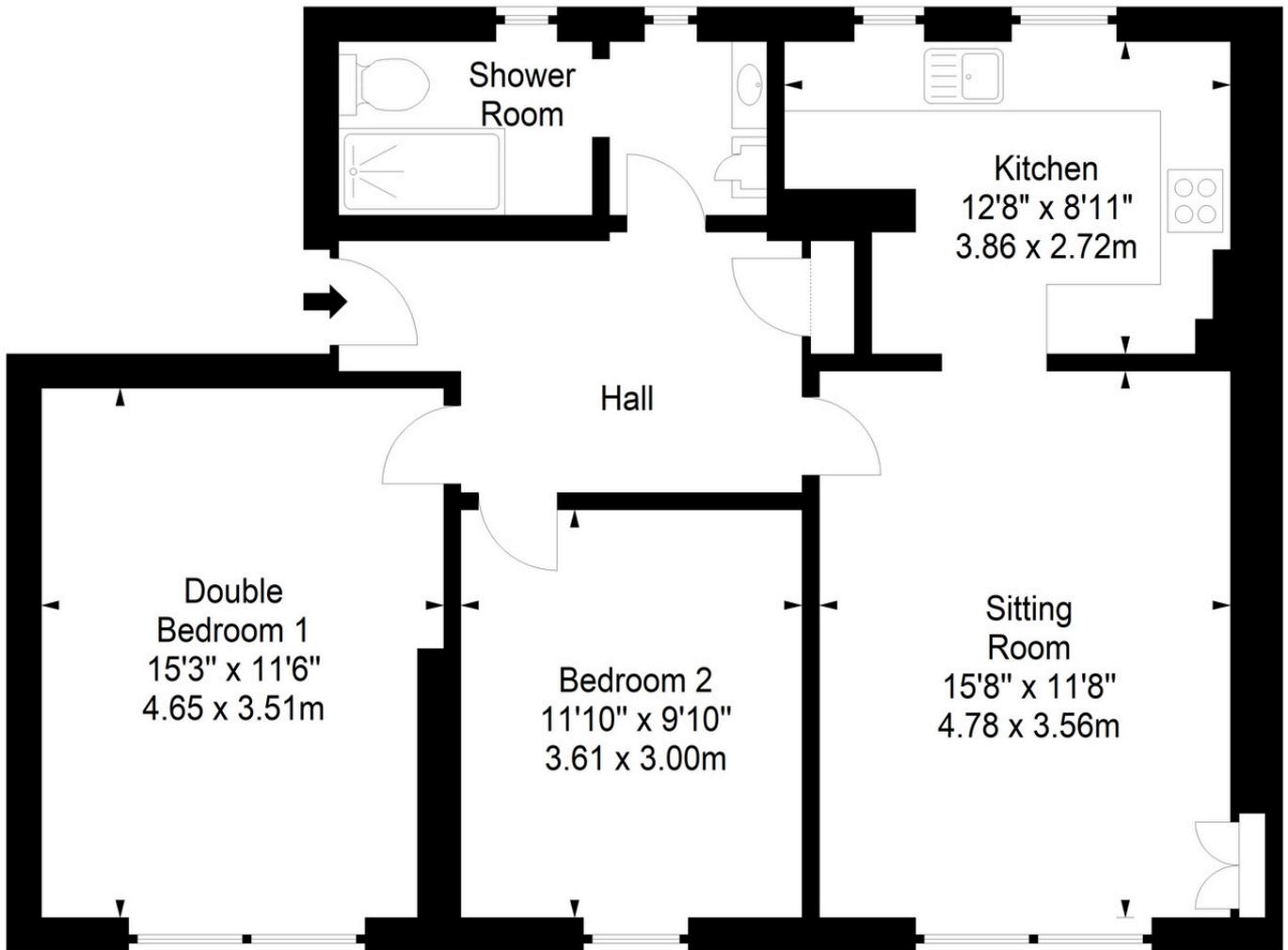


FLOOR PLAN

**Hutchison Cottages,
Edinburgh,
Midlothian, EH14 1PX**



Approx. Gross Internal Area
789 Sq Ft - 73.30 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Second Floor

GET IN TOUCH

Information for interest parties;

Viewings

To arrange a viewing you must contact Champvraie Property at Bradley@champvraie.co.uk or telephone **0131 603 4476**

Making an Offer

Offers should be submitted in Scottish Legal Form to the selling agents Champvraie Property. Please note that you are required to register your interest with Champvraie Property so that you may be advised if a closing date is set. In addition, the seller maintains the right to accept any offer at any given time.



CHAMPVRAIE LTD

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