



16/1 Chandler Crescent, Edinburgh, EH6 7AL



Welcome

Welcome to Chandler Crescent, situated within the highly desirable Ropeworks development, this stylish two bedroom, second-floor apartment offers contemporary living in an excellent location. The property provides bright, well-proportioned accommodation ideally suited to first-time buyers, professionals, downsizers or investors. The development benefits from secure entry, well-maintained communal areas and lift access to all floors (if applicable). Residents also enjoy landscaped communal grounds and an allocated parking space in the underground parking. An early viewing is recommended.

- Reception hallway
- Open plan living/dining/kitchen, access to a private balcony
- Fully equipped kitchen
- Two bedrooms, one with en-suite
- Bathroom comprising WC, wash hand basin and bath with shower over
- Gas central heating
- Double glazing
- Communal gardens
- Lift access
- Allocated parking space in the underground carpark (No. 16/1)





Leith

Chandler Crescent enjoys an excellent position within a popular residential development, conveniently located for a wide range of local amenities, supermarkets, cafés and restaurants. Excellent public transport links provide easy access to the city centre and surrounding areas, while nearby green spaces offer excellent opportunities for walking, cycling and outdoor recreation. The area continues to prove popular with professionals, commuters and those seeking modern city living. The development is known for its contemporary design, landscaped communal areas and convenient access to local amenities and transport connections.

Factors

The development is factored by Ross & Liddell with an approximate annual fee of £1,100 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

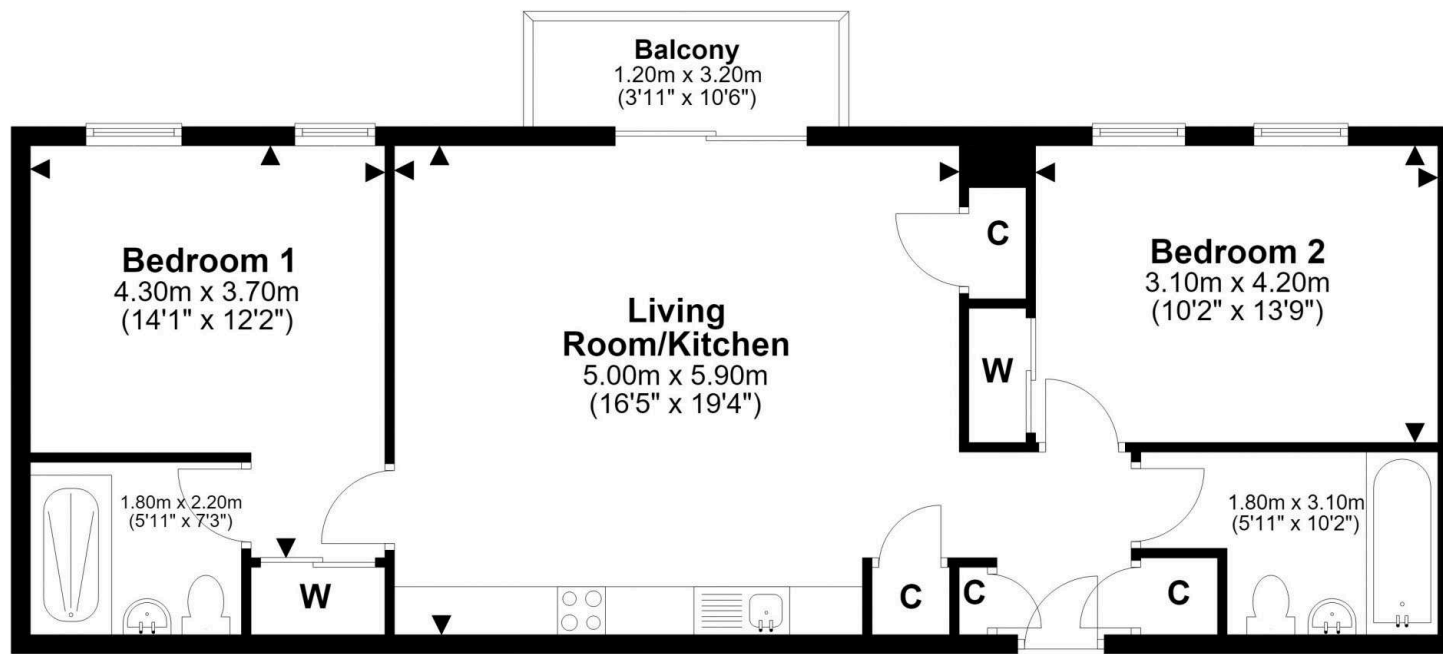
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.