



3 Hutchison Medway, Edinburgh, EH14 1QL



Welcome

Welcome to Hutchison Medway, a generously proportioned two-bedroom lower villa, set within the ever-popular Chesser district of Edinburgh. This charming home combines spacious accommodation with attractive gardens to the front and rear, offering an ideal opportunity for first-time buyers, downsizers, or anyone seeking a peaceful yet well-connected location. The property forms part of a traditional villa and benefits from its own main door entrance, creating a sense of privacy and independence. Well-maintained throughout, the home retains a warm and welcoming character, complemented by excellent natural light and a practical layout suited to modern living. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with walk in storage cupboard
- Front facing living room
- Fully fitted kitchen, white goods included
- Two double bedrooms
- Bathroom presented as a shower room comprising WC, wash hand basin and walk in shower
- Gas central heating
- Double glazing
- Beautiful private gardens to the front and rear
- 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

The kitchen appliances, curtains and fitted floor coverings are included. Other items may be available by separate negotiation.



Get in touch

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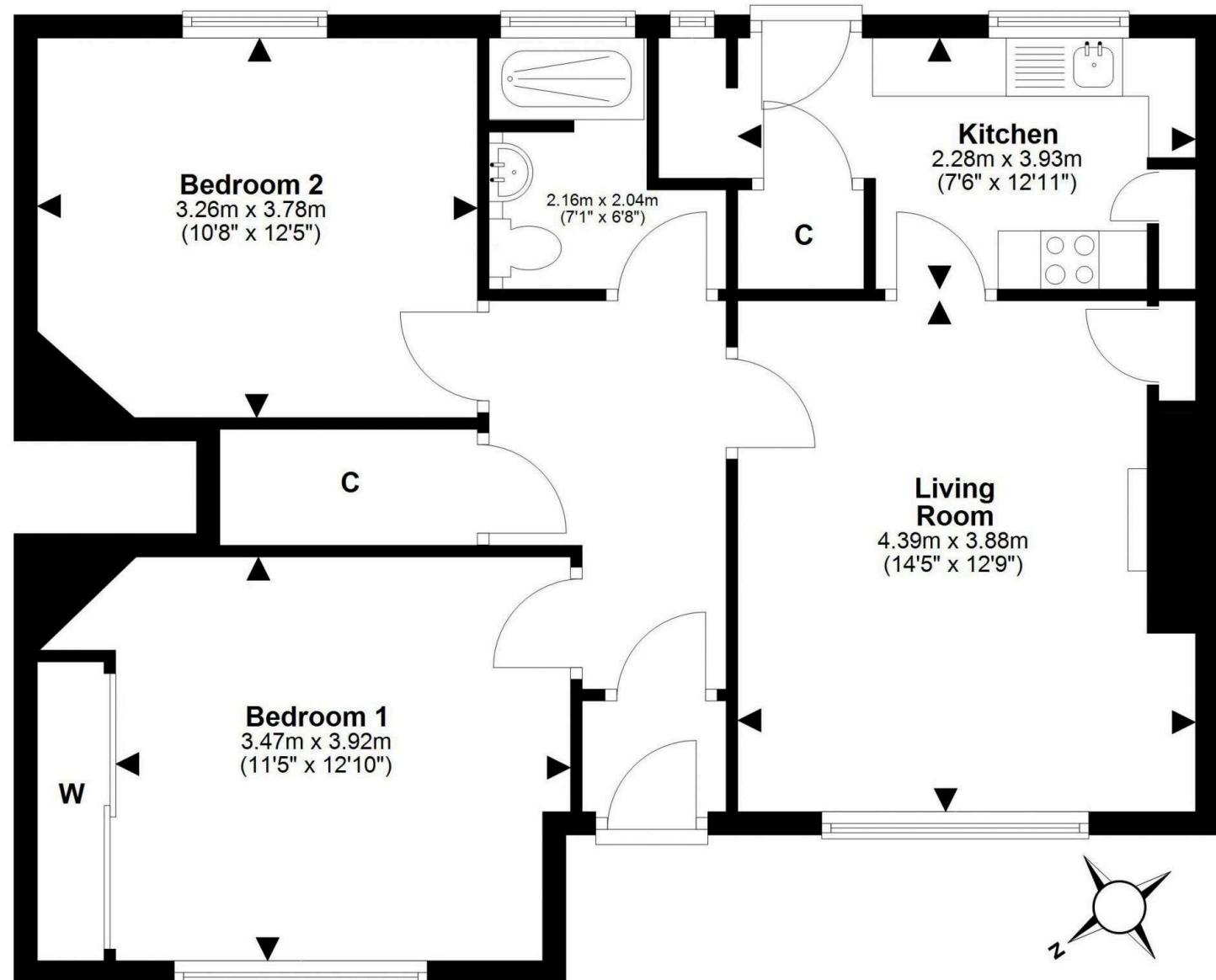
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EH22 1JB

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103-105 Bruntsfield Place,
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 **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.