



Offers Over  
**£195,000**

## 2 Hutchison Loan

Chesser | Edinburgh | EH14 1QY

A well-proportioned main door upper villa, located on a peaceful leafy street with excellent amenities on the doorstep and easy access to Edinburgh City Centre.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  On-street parking
-  Private garden
-  EPC rating – C
-  Council tax band- C



## Description

The interior has been freshly painted in neutral tones throughout and offers a blank canvas with excellent potential to upgrade further to suit individual taste. An excellent starter home or investment, the property briefly comprises: entrance stair/hallway with large storage cupboard, spacious reception/dining room with original floor boards which would come up beautifully after sanding/varnishing, well equipped kitchen which has been fitted with a variety of modern base and wall mounted units, with coordinated worktops, splash tiling and integrated hob/oven, generously sized principal bedroom with original floorboards and a pleasant mature tree outlook, second spacious double bedroom, and family bathroom with contemporary three piece white suite, wet wall panelling and over-bath mains shower.

*This property has been subject to virtual renovation to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal*



## Extras

The property will be sold as seen with all fixtures, floor coverings, integrated appliances and white goods.

## Gardens and Parking

There is a substantial lawned garden bordered by mature trees and hedgerow which is private to the flat. Unrestricted on-street parking is available on Hutchison Loan and many of the neighbouring streets.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

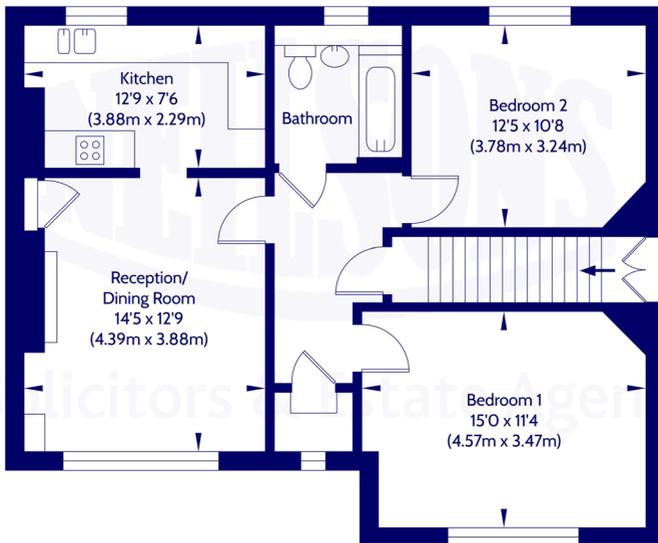
Located in the popular residential district of Chesser, to the southwest of the City Centre. The area is ideal for commuters with frequent bus services to the city and beyond, Slateford train station is a short walk away and there is easy access to the city bypass, M8/M9, the Queensferry Crossing and Edinburgh International Airport. Locally there is a choice of supermarkets including a 24 hour Asda and Edinburgh West Retail Park has a variety of shops including an M&S Foodhall. Neighbouring Gorgie & Dalry offer an abundance of day-to-day amenities, specialist shops, cafes and bars. Local recreational facilities can be found at Meggetland Sports Complex, Saughton Park, Fountain Park Leisure Complex, the Corn Exchange and World of Bowling and Football. The property is conveniently located for the Water of Leith and Union Canal walkways, which provide pleasant walks and cycle routes. Schooling is also well catered for with a range at all levels within the vicinity.





Approx. Gross Internal Floor Area 74 Sq M / 793 Sq Ft.

### 1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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