NEILSONS

Solicitors & Estate Agents



Fixed Price

£300,000

36 Eltringham Terrace

Chesser | Edinburgh | EH14 1RZ

A fantastic opportunity has arisen to purchase this impressive and well-presented mid-terraced property, ideally situated on a quiet residential street within the popular Chesser area. The property enjoys a convenient location, with a wide range of excellent local amenities and transport links close by. Offering well-proportioned accommodation and appealing to a variety of buyers, this property would make an ideal home for first-time buyers, professionals or those looking to downsize.

- 2 Bedrooms
- 1 Public Room
- 1 Bathroom
- Zoned Parking
- Front and Rear Gardens
- EPC Rating – C
- Council Tax Band - D



Description

The accommodation briefly comprises a welcoming entrance hallway, a bright and airy bay-windowed reception/ dining room with useful understair storage, and a stylish fitted kitchen featuring a breakfast bar, ample storage cupboards and a door providing access to the rear garden.

Upstairs, there are two well-proportioned double bedrooms and a contemporary shower room. Further benefits include gas central heating, double glazing and partially floored attic providing further storage facilities.





Extras

All fitted floor coverings will be included in the sale together with the hob and oven. The fridge/freezer and washing machine can be made available by separate negotiations.



Gardens & Parking

The beautifully maintained rear garden is fully enclosed and thoughtfully landscaped, featuring a patio area, lawn, raised decking with garden shed and mature fruit trees and fruit bushes. This attractive outdoor space provides an ideal setting for al fresco dining, entertaining or simply relaxing in the warmer months. To the front, the property benefits from a well-maintained garden laid with decorative stone chippings. There is also potential to create off-street parking by converting the front garden into a driveway, subject to obtaining the necessary planning permissions. There is permit/meter parking within the surrounding area.



Viewing

By appointment through Neilsons (0131 625 2222).



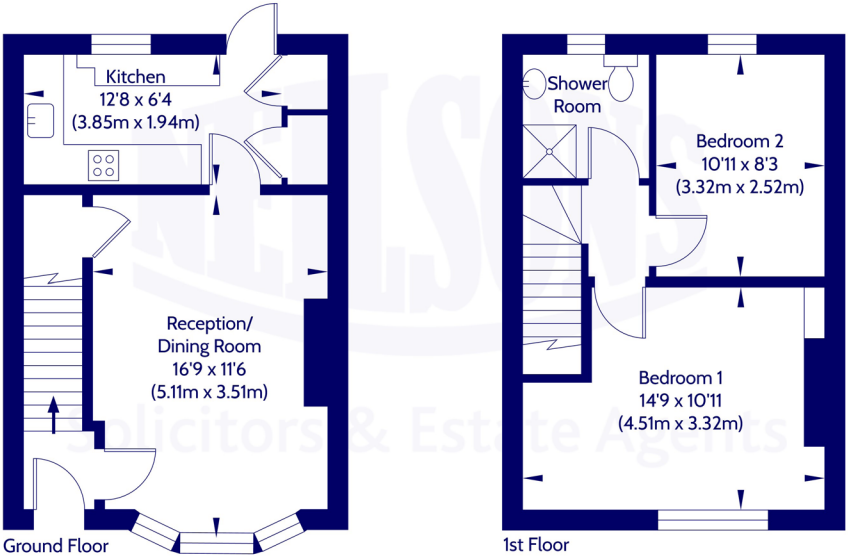


Location

Eltringham Terrace forms part of the popular residential area of Chesser, which is situated approximately three miles west of Edinburgh city centre. An excellent selection of shops can be found in the immediate vicinity, including M&S Food Hall, Sainsbury's, Costa Coffee and Aldi, together with an Asda superstore. There is a good range of leisure opportunities in the surrounding area, including lovely walks along the Union Canal and the Water of Leith, Carrick Knowe Golf Course, Nuffield Fitness, The Gym at Murrayfield, Murrayfield Stadium and the O2 Academy at the Corn Exchange, which also features a bowling alley. Excellent bus and tram services provide convenient links to Edinburgh city centre and the surrounding area, with the nearby tram network offering a direct link to Edinburgh Airport. The City Bypass is also close at hand, providing easy access to central Scotland's main motorway network.



Approx. Gross Internal Floor Area 61 Sq M / 657 Sq Ft.



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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