



RALPH SAYER
SOLICITORS & ESTATE AGENTS

14/3 Hutchison Crossway

Chesser, Edinburgh, EH14 1RT

14/3 Hutchison Crossway

Set within an established residential development in Chesser, this bright first-floor flat offers well-proportioned accommodation with excellent everyday convenience. The property features an entrance hall with storage, a sunny reception room with a fireplace, two spacious bedrooms, and a bathroom with an overhead shower. Further benefits include gas central heating, double glazing, a private rear garden, and on-street parking. The property is ideally positioned close to a wide range of amenities, including supermarkets, cafés, gyms, and leisure facilities, as well as nearby green spaces and riverside walks. Excellent bus, rail, and road connections provide swift access to Edinburgh city centre, the bypass, and surrounding commuter routes.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.



Property Summary

- First-floor flat in Chesser
- Part of an established residential development
- Entrance hall with storage
- Sunny and spacious living/dining room with fireplace
- Sun-filled main bedroom
- Versatile second bedroom
- Bathroom with overhead shower
- Private rear garden
- On-street parking
- Gas central heating
- Double glazing
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £180,000





Fresh modern interiors throughout two bedrooms, kitchen, reception room and bathroom



Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

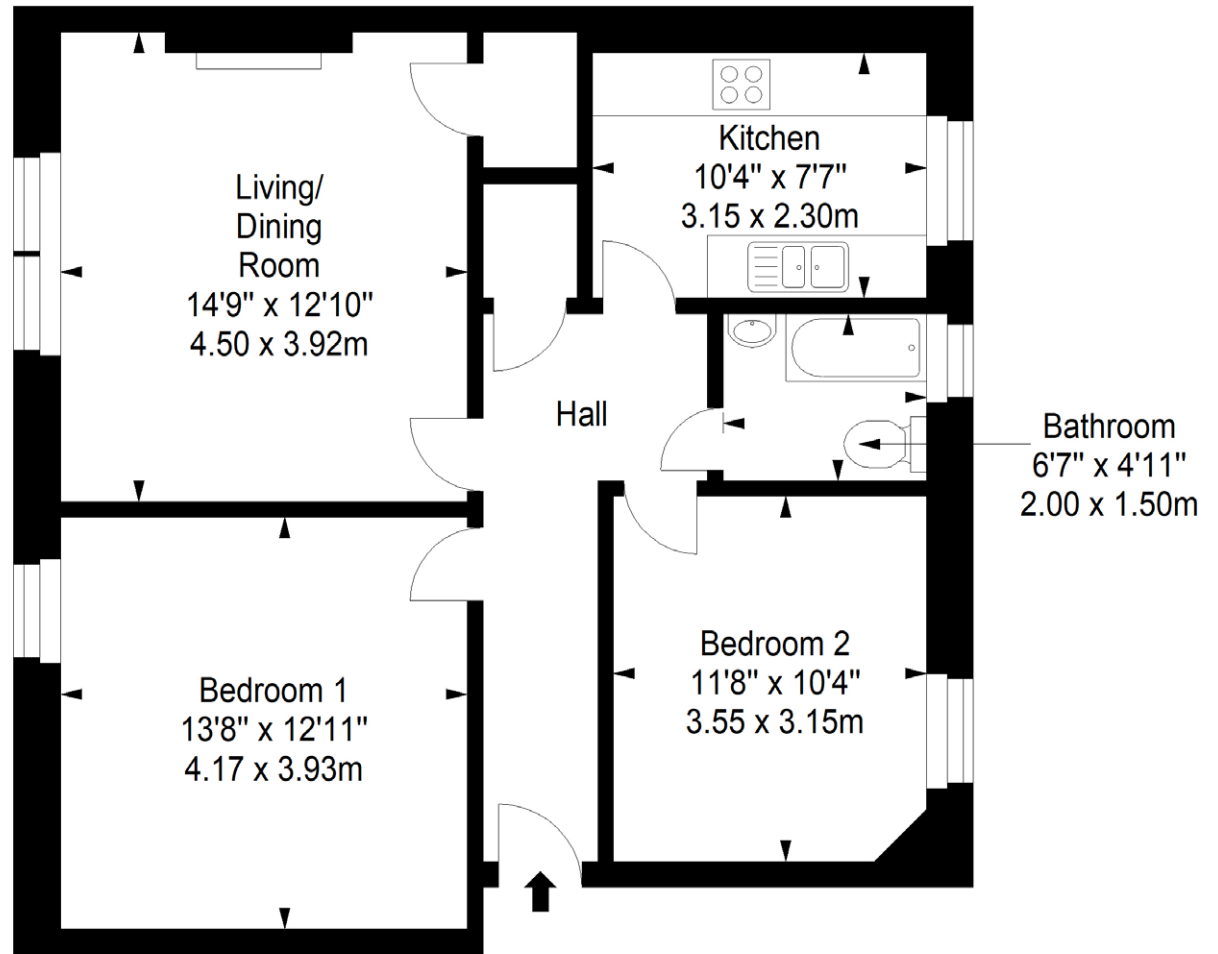
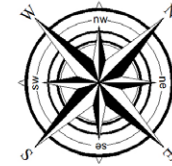
 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

First Floor
Approx. 67.7 sq. metres (728.7 sq. feet)



Total area: approx. 67.7 sq. metres (728.7 sq. feet)