










Offers Over  
**£175,000**

## 135/3 Hutchison Road

Chesser | Edinburgh | EH14 1PG

A fantastic opportunity to purchase this generously proportioned first floor flat, set within the highly regarded Chesser area. The property is ideally located close to a wide range of local shops and amenities, with excellent public transport links providing swift access to the city centre, while the main motorway network is easily accessible for commuters. With well-balanced accommodation and the added benefit of private outdoor space, the property is well suited to first-time buyers, professionals, and downsizers alike.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - C



## Description

The accommodation comprises a welcoming hallway with a large storage cupboard, a shelved cupboard, and additional overhead storage provisions. The bright and airy lounge/diner offers a comfortable space for both relaxing and entertaining, centred around a charming gas fireplace. A sizeable cupboard housing the boiler provides further practical storage. The stylish kitchen is fitted with a range of integrated and freestanding white goods and benefits from partial tiling in the splash areas for easy upkeep. Additional features include a breakfast bar and overhead storage cupboard. Bedroom one is a good-sized double room featuring integrated wardrobes together with useful overhead storage. Bedroom two is another comfortable double room enjoying a pleasant leafy outlook and ample space for freestanding furniture and various layout options. Completing the accommodation is the bathroom, fitted with a shower over the bath, tiled flooring, and partial wall tiling.



Further benefits include gas central heating, double glazing, and a secure door entry system.

## Gardens & Parking

Externally, the property enjoys a substantial private rear garden enclosed by fencing and stocked with mature plants and shrubs as well as access to a shared drying green. Two garden sheds are included in the sale. Permit/metered parking can be found on-street.

## Extras

Selected fixtures and fittings, including; light fittings and fitted floor coverings. Other items may be available per separate negotiation.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

Hutchison Road 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 an M&S food hall and Aldi together with a 24hour Asda superstore. There are a good range of leisure opportunities in the surrounding area including lovely walks along the Union Canal and the beautiful water of Leith Walkway, Carrick Knowe Golf Course, Nuffield Fitness and Wellbeing Centre, the Corn Exchange including bowling alley. Excellent bus services link the city centre and surrounding area and the City Bypass is close at hand, giving access to central Scotland's main motorway network. Edinburgh Airport is also within easy reach.



Approx. Gross Internal Floor Area 60 Sq M / 646 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.



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