



39 Chesser Grove
CHESSEY | EDINBURGH | EH14 1SZ


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Well presented and spacious two-bedroom upper flat situated in the popular Chesser area, to the west of Edinburgh's city centre. This lovely home boasts an enclosed rear garden with patio area, summer house, and shed, with the added benefit of direct access to further communal green space. The living room is flooded with plenty of natural light and is of an excellent size, and the room is flooded with plenty of natural light with a feature fireplace, and bespoke shelving and storage, making this an ideal space for relaxing and entertaining. The dining kitchen lies just off this and is fitted with floor and wall units, electric oven and gas hob, and space for further appliances. Both bedrooms are of a good size, with generously sized storage cupboards, with either room having the potential to be utilised as a home office, study or gym, giving the property a degree of flexibility and the contemporary shower room with mains shower cubicle and vanity sink unit completes the accommodation internally. The property further benefits from 'Hive' controlled gas central heating and double glazing and offers immense appeal to first-time buyers, young families and those looking to downsize, in addition to holding investment potential, early viewing is essential.

- Well presented two bedroom upper flat
- Popular location
- Easy access to excellent public transport links
- Living room
- Fitted breakfasting kitchen
- Enclosed rear garden with gate to communal green space
- Large floored attic
- Summer house and shed, patio area

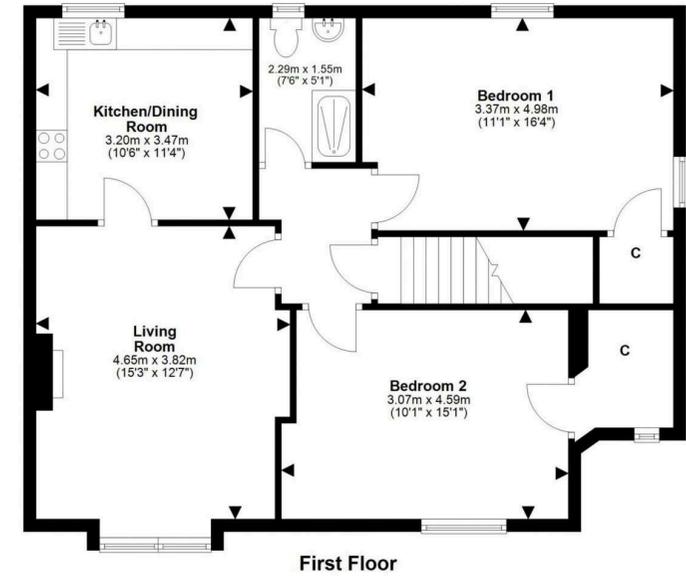
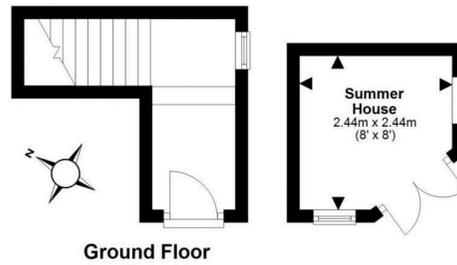
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Chesser is a popular residential district situated between Gorgie and Slateford to the southwest of the Edinburgh City Centre. Local shopping facilities are excellent and include banking and post office services plus a wider range at the large Asda supermarket at Newmart Road and the Marks and Spencer Foodhall and other outlets at Edinburgh West Retail Park off Chesser Avenue. Travelling by car, the Western Approach Road leads directly into Edinburgh's West End. A good public transport service operates into Edinburgh and Edinburgh City Bypass, approximately 1 mile away, gives access to other major motorway networks and Edinburgh International Airport. For recreation the open spaces of Corstorphine Hill, Saughton Park, Edinburgh Zoo and several golf courses and gyms are within easy reach for fitness fanatics.

Energy rating C, Council tax band C. There is no factor associated with this property.
Extras included in this sale will be curtains, curtain poles, blinds, and tv bracket from living room.





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.