



139/2 Hutchison Road, Edinburgh, EH14 1PG

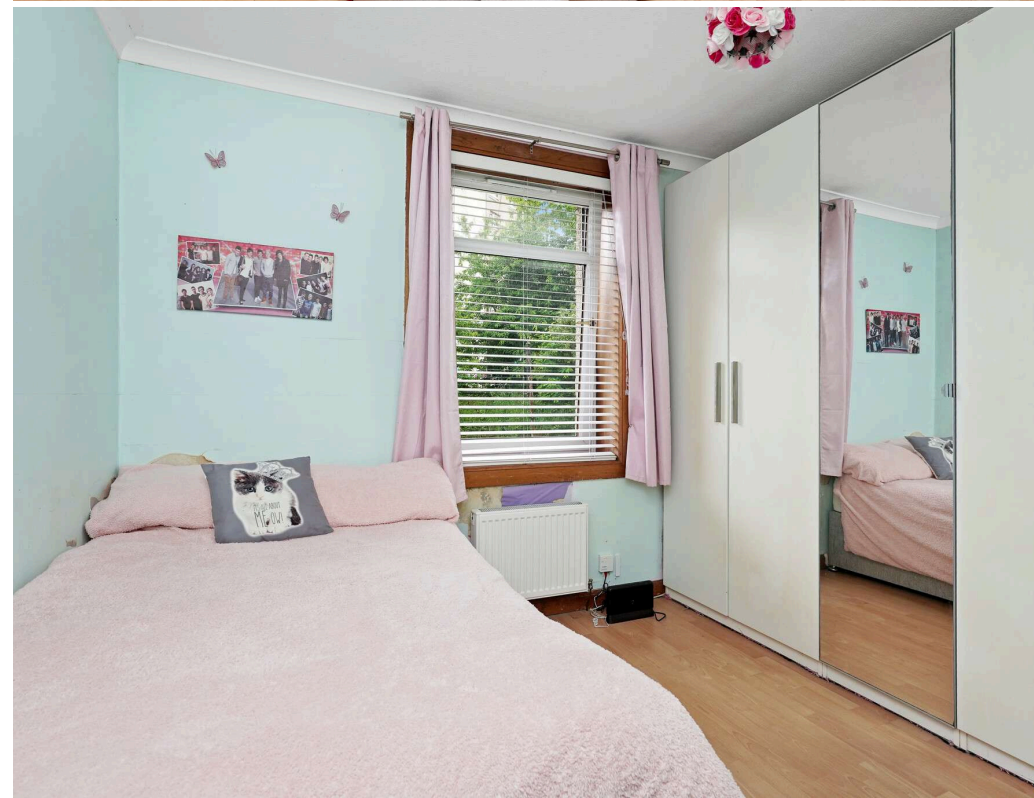


## Welcome

Welcome to Hutchison Road, an excellent opportunity to acquire this bright and well-proportioned two-bedroom ground floor flat, situated within a popular and established residential area on Hutchison Road, Edinburgh. Ideally suited to first-time buyers, downsizers, or buy-to-let investors, the property offers comfortable accommodation with the added benefit of private front and rear gardens together with access to a shared drying green, further benefits include gas central heating, double glazing, and good storage throughout. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with useful storage
- Living room front facing
- Fitted kitchen
- Two double bedrooms
- Bathroom comprising WC, wash hand basin and bath with shower over
- Double glazing
- Gas central heating
- Private gardens front and rear along with a shared drying green
- Permit and metered parking available





## Chesser

Hutchison Road enjoys a peaceful residential setting in the popular Chesser area of Edinburgh, just a short distance from the city centre. The location offers an excellent balance of convenience and green space, with easy access to local shops, cafés, supermarkets and leisure facilities, including nearby Harrison Park and the Water of Leith Walkway. Excellent public transport links and quick connections to the City Bypass, Edinburgh Airport and the West End make it an ideal base for commuters and families alike. The area is also well served by reputable schools and a range of recreational amenities, creating a well-connected and highly desirable place to live.

## Extras

All fitted floor coverings, blinds, curtains, light fittings and integrated appliances are included in the sale. Other items may be available by separate negotiation. Please note that no warranty or guarantee will be provided for any of the integrated appliances.

# Get in touch

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 0131 240 3818

Property Hub:

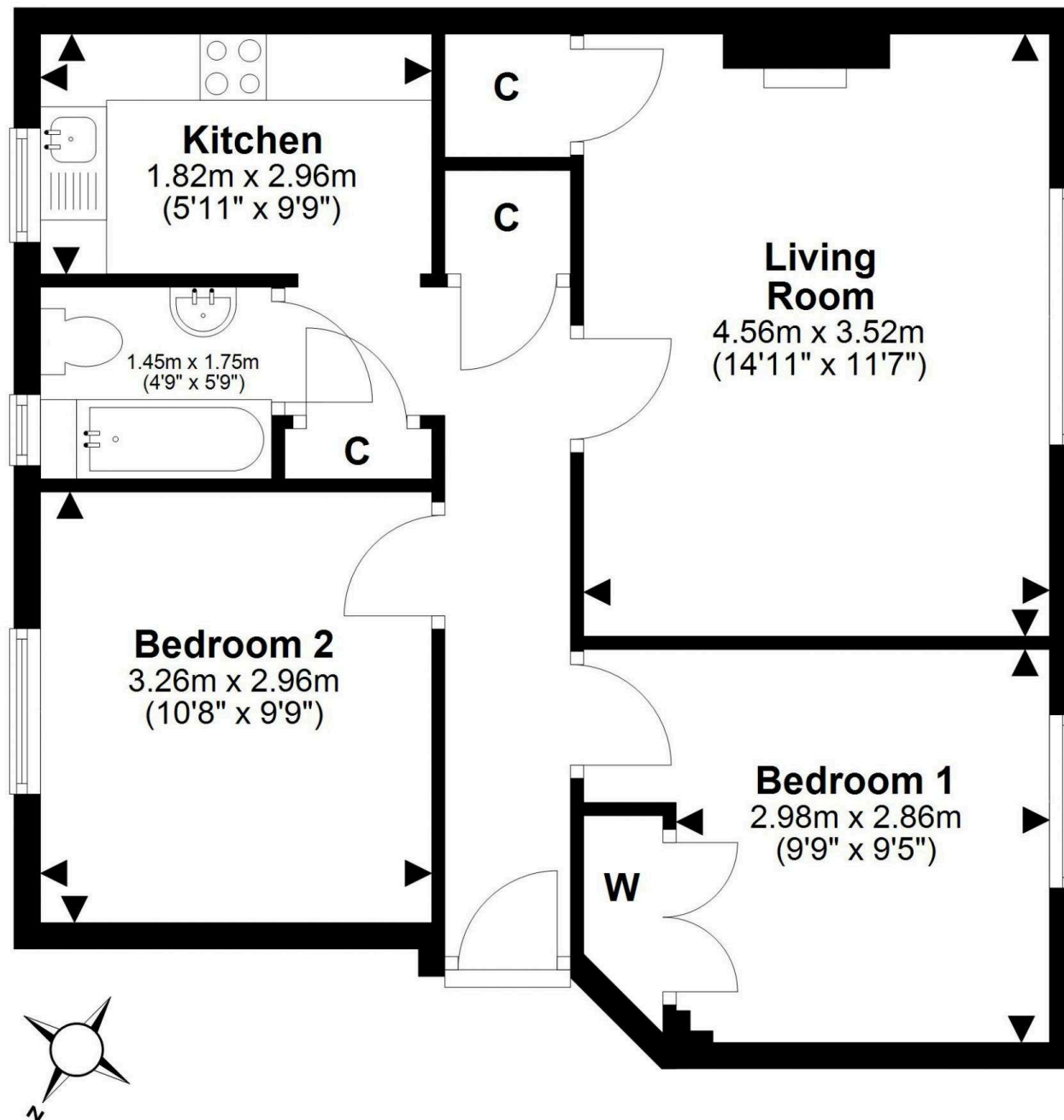
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.