



RALPH SAYER
SOLICITORS & ESTATE AGENTS

10 Hutchison Place

Slateford, Edinburgh, EH14 1QT

10 Hutchison Place

Welcome to a beautiful two-bedroom main-door ground-floor flat which is brought to market in excellent decorative order, providing bright and airy interiors finished in crisp white – the perfect aesthetic for new buyers. The property features a lovely reception room, as well as a quality kitchen and shower room. It also has a large communal garden with a suntrap aspect. In addition, this charming home further benefits from a prime location in Slateford that will appeal to a wide variety buyers, including commuting professionals, couples, first-time purchasers, small families, and downsizers alike.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (oven, ceramic hob, and concealed extractor), a freestanding fridge/freezer, and a washing machine to be included in the sale.

Property Summary

- A ground-floor flat in walk-in condition
- Convenient location in popular Slateford
- Blank canvas of décor throughout
- Private main-door entrance
- Welcoming entrance vestibule
- Bright and airy living/dining room
- Modern kitchen with handle-less cabinetry
- Two versatile double bedrooms
- Modern three-piece shower room
- Communal rear garden and drying green
- On-street permit & metered parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £225,000







Presented to market
in walk-in condition,
enjoying a blank canvas
of décor throughout







Ideal for commuting professionals, couples, first-time purchasers, small families, and downsizers alike





Let us help you find your next
dream property!



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

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

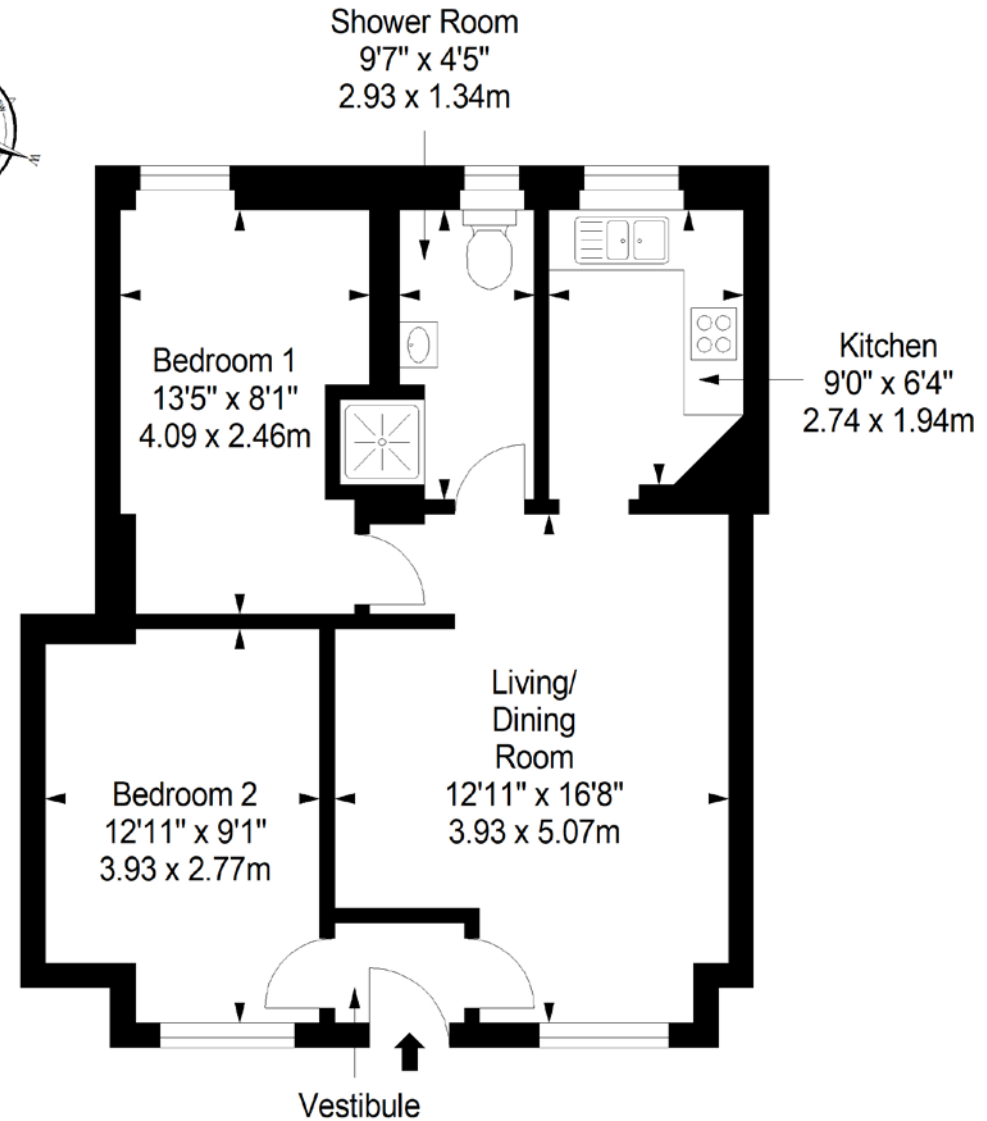
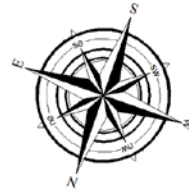
 **CHARTERED FIRM**

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.

Ground Floor
Approx. 52.1 sq. metres (560.8 sq. feet)



Total area: approx. 52.1 sq. metres (560.8 sq. feet)