










Offers Over
£160,000

19/4 Hutchison Avenue

Chesser | Edinburgh | EH14 1QX

Impressive one-bedroom first floor flat offering well-proportioned accommodation within the popular residential area of Chesser. Well placed for a superb range of local amenities and excellent transport links, the property is ideally suited to first-time buyers, couples, and professionals alike.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Shared drying green
-  On-street parking
-  EPC Band - B
-  Council Tax Band - B



Description

The accommodation begins with a welcoming entrance hallway featuring a useful shelved storage cupboard. The lounge/diner is bright and spacious, providing a lovely setting for both relaxing and entertaining. The well-appointed kitchen is fitted with a range of integrated and freestanding white goods and benefits from partial tiling in splash areas for easy upkeep. A sizeable cupboard houses the boiler and offers additional overhead storage space. The bedroom is a comfortable double room with built-in storage provisions and ample space for freestanding furniture and flexible layouts. Completing the accommodation is a stylish bathroom fitted with a rainfall shower over bath, heated towel rail, and partial tiling.

Further benefits include Hive-controlled gas central heating, double glazing, and secure door entry system.



Gardens & Parking

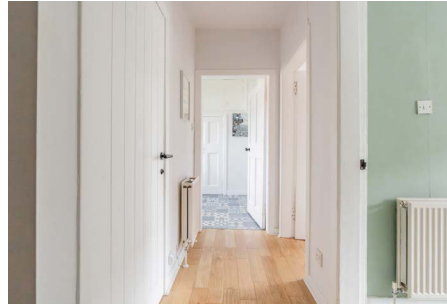
Externally, residents can enjoy a shared drying green, while permit and metered parking is available within the surrounding area.

Extras

Selected fixtures and fittings, including; integrated gas hob, and oven, freestanding fridge-freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





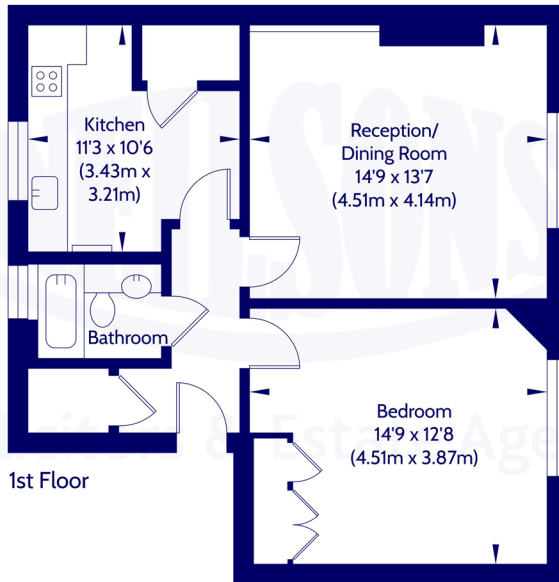
Location

Hutchison Avenue is located in the popular residential district of Chesser, to the southwest of the city centre. The area is ideal for commuters with frequent bus services to the city and beyond, Slateford train station is a short walk away and there is easy access to the City Bypass, M8/M9, the Queensferry Crossing and Edinburgh International Airport. Locally there is a choice of supermarkets including a 24 hour Asda and Edinburgh West Retail Park has a variety of shops including an M&S Foodhall and Aldi. Neighbouring Gorgie & Dalry offer an abundance of day to day amenities, specialist shops, cafes and bars. Local recreational facilities can be found at Meggetland Sports Complex, Saughton Park, Fountain Park Leisure Complex, the Corn Exchange and World of Bowling and Football. The property is conveniently located for the Water of Leith and Union Canal walkways, which provide pleasant walks and cycle routes. Schooling is also well catered for with a range at all levels within the vicinity.





Approx. Gross Internal Floor Area 57 Sq M / 616 Sq Ft.



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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