



5/2 Hutchison Place  
Slateford, EH14 1QU

**Deans**   
Solicitors & Estate Agents LLP



## FIRST FLOOR FLAT

- Living Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Private Side Garden & Communal Rear
- On-Street Permit Parking
- Double Glazing & GCH
- EPC Rating – D



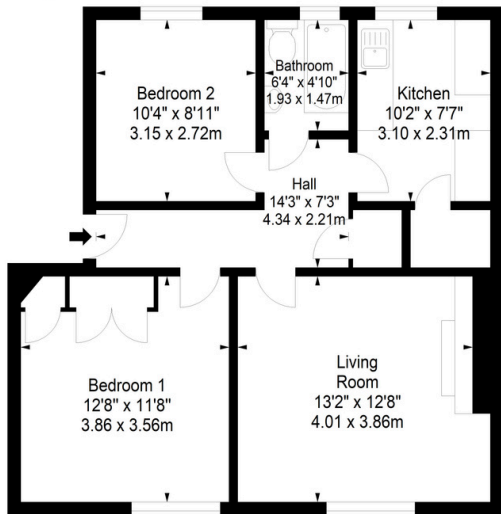
This well-proportioned first-floor flat is located on a quiet residential street in Slateford, southwest of the city. The property is close to a wide range of local amenities, including Edinburgh West Retail Park, and Asda. There are fantastic public transport links to the city centre and surrounding areas with the city bypass easily accessible. The accommodation comprises a welcoming entrance hallway, spacious living room, separate kitchen, two good-sized double bedrooms and a bathroom with shower over bath. Externally, there is a well-maintained private garden to the side and a communal garden to the rear and there is on-street permit parking available. The property features double glazing and gas central heating. Included in the sale is the fridge, freezer, cooker, light shades and garden shed. All appliances included in the sale are sold as seen with no warranty provided.



Hutchison Place,  
Edinburgh,  
Midlothian, EH14 1QU



Approx. Gross Internal Area  
661 Sq Ft - 61.41 Sq M  
For identification only. Not to scale.  
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First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish 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 Scottish Standard Clauses.

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Your Property People.

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