





Welcome

Welcome to Chesser Loan, this attractive two-bedroom terraced home offers well-proportioned accommodation, private gardens to the front and rear, and the added benefit of an allocated parking space with further unrestricted on-street parking available. Ideally suited to first-time buyers, young professionals, small families or those looking to downsize, the property enjoys a convenient location with excellent local amenities and transport links, further benefits include double glazing and gas central heating. Presented to the market in good order throughout, we would recommend an early viewing appointment.

Features

- Entrance hallway
- Front facing living room
- Modern fully fitted kitchen with garden access
- Two bedrooms
- Modern bathroom presented as a shower room
- Attic storage
- Double glazing
- Gas central heating (boiler installed 2023)
- Allocated parking space No.62
- Further on street parking
- Communal areas are managed by the residents at a cost of £35 per annum





Chesser

Chesser is a highly sought-after residential area lying to the west of Edinburgh's city centre, offering an excellent balance of peaceful suburban living and outstanding convenience. A superb selection of local amenities can be found nearby, including a range of supermarkets, independent retailers, cafés and restaurants, with larger shopping facilities available at Edinburgh West Retail Park. The area is well served by regular bus services and excellent road links, providing easy access to the city centre, City Bypass, Edinburgh Airport and the central motorway network. For those who enjoy outdoor pursuits, nearby walks and cycle paths along the Water of Leith offer an attractive escape, while a selection of leisure facilities and green open spaces are also within easy reach.

Extras

The kitchen appliances, curtains, blinds and fitted floor coverings are included.

Get in touch

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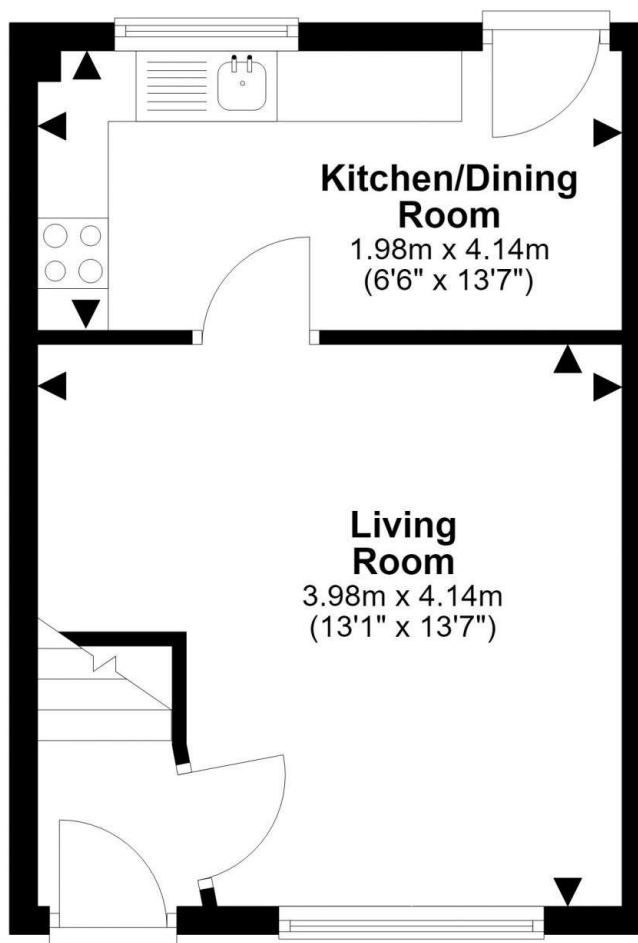
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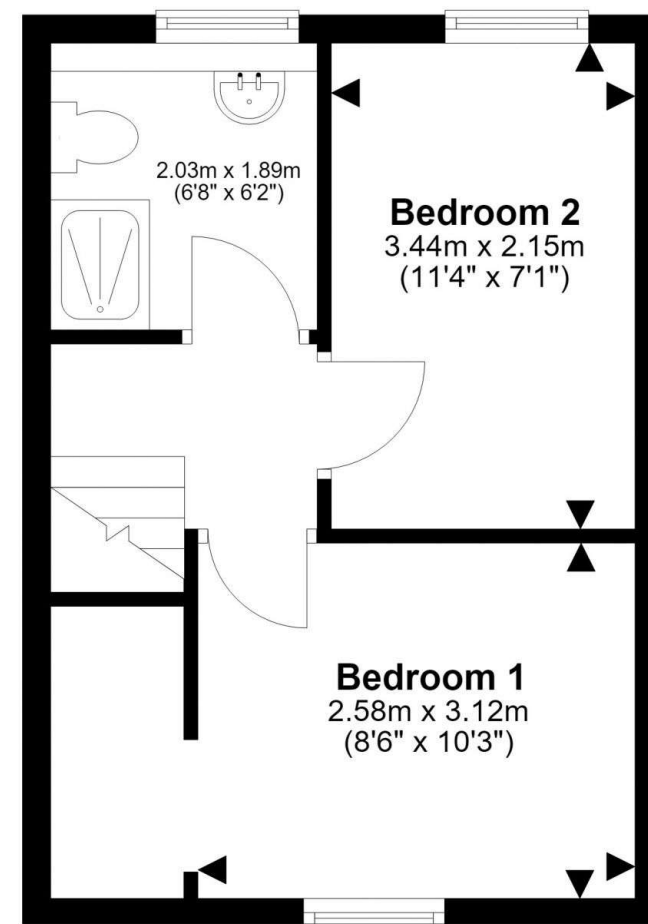
CHARTERED FIRM

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.



Ground Floor

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.



First Floor