



Offers Over
£180,000

18/1 Hutchison Road

Chesser | Edinburgh | EH14 1RD

A fantastic opportunity to purchase this generously proportioned ground floor flat, set within the highly regarded Chesser area. The property is ideally located close to a wide range of local shops and amenities, with excellent public transport links providing swift access to the city centre, while the main motorway network is easily accessible for commuters. With well-balanced accommodation and the added benefit of private outdoor space, the property is well suited to first-time buyers, professionals, and downsizers alike.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - C



Description

The accommodation is entered via a welcoming entrance hallway, which benefits from built-in storage and provides a practical and inviting introduction to the home. The spacious reception room is bright and airy, offering an ideal environment for both everyday living and entertaining. The fitted kitchen is well equipped with a good selection of wall and base units, ample worktop space, and a breakfast bar, making it both functional and sociable for daily use. There are two comfortable double bedrooms, each offering flexible living space with room for freestanding furniture. Completing the accommodation is a modern bathroom fitted with a contemporary three-piece suite, including a shower over the bath.

The property further benefits from gas central heating, with a boiler installed in 2021, and double glazing throughout, ensuring a warm, energy-efficient, and low-maintenance home.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, there are generous private garden grounds to the front and side of the property, along with an additional private section to the rear and access to a shared communal drying green. Ample on-street parking is available nearby, adding to the overall convenience and appeal of this attractive home.

Viewing

Please contact Neilsons on 0131 625 2222.





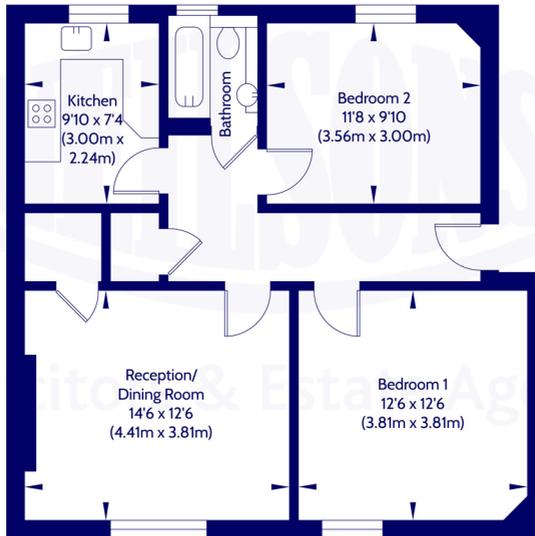
Location

Hutchison Road forms part of the popular residential area of Chesser which is situated approximately three miles west of Edinburgh City Centre. An excellent selection of shops can be found in the immediate vicinity including an M&S food hall and Aldi together with a 24hour Asda superstore. There are a good range of leisure opportunities in the surrounding area including lovely walks along the Union Canal and the beautiful water of Leith Walkway, Carrick Knowe Golf Course, Nuffield Fitness and Wellbeing Centre, the Corn Exchange including bowling alley. Excellent bus services link the city centre and surrounding area and the City Bypass is close at hand, giving access to central Scotland's main motorway network. Edinburgh Airport is also within easy reach.



Approx. Gross Internal Floor Area 66 Sq M / 707 Sq Ft.

Ground Floor



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.



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