



Offers Over  
**£225,000**

## 4 Hutchison Avenue

Chesser | Edinburgh | EH14 1QE

A particularly appealing two bedroom main door lower villa, offering well proportioned accommodation complemented by private front and rear gardens. Located in the popular residential area of Chesser, the property is well placed for a range of local amenities and transport links and presents an excellent opportunity for purchasers seeking a stylish and comfortable home.

- 2 bedrooms
- 1 public room
- 1 bathroom
- Front and rear gardens
- On street parking
- EPC rating – C
- Council tax band - C



## Description

In true move in condition, the accommodation briefly comprises; entrance vestibule and hallway with storage, bright and airy lounge with a decorative fireplace and Edinburgh press, modern kitchen with a range of wall and base units with co-ordinated worktops, tiled splashbacks and a door to the rear garden, two double bedrooms, and a contemporary bathroom with a white suite, heated towel rail and overhead rainfall shower. The property also benefits from gas central heating and double glazing.



## Extras

Included in the sale will be the gas hob and electric oven, fridge/freezer, washing machine, dishwasher, and garden sheds.

## Gardens and Parking

The front garden is laid to lawn and bordered by mature hedging and fencing, providing both greenery and privacy, whilst the rear garden offers a combination of lawn, an area of decking, and a section of astro turf with pergola, altogether creating an attractive space for relaxing, dining, and outdoor entertaining. Permit parking is in the process of being implemented in the street outside.

## Viewing

By appointment through Neilsons (0131 625 2222).





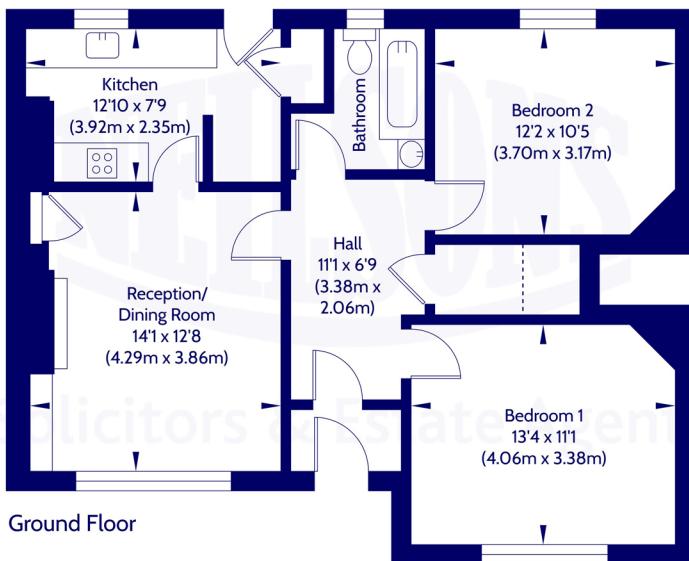
## Location

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. 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 70 Sq M / 755 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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✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

📞 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

