



Flat 2, 92 Chesser Crescent, Edinburgh, EH14 1SE

Spacious & Well-Presented, Three-Bedroom, Ground-Floor Apartment

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Property Description

This spacious and well-presented three-bedroom apartment occupies the ground floor and benefits from residential parking. Forming part of a modern and factored development, located in the popular Chesser area, west of Edinburgh city centre.

Comprises an entrance hallway, a living/dining room, a kitchen, a master bedroom with en-suite, two further double bedrooms, and a family bathroom.

Light and tastefully finished throughout, featuring quality flooring, contemporary bathroom suites, and a stylish kitchen.

In addition, there is good storage provision, including bedroom wardrobes, gas central heating, and double glazing.

This well-maintained development also offers secured entry, a shared bike store, ample unrestricted residential parking, and landscaped grounds.

A welcoming entrance hall provides access to the majority of the home, including two convenient storage cupboards. To the front of the property, enjoying a sunny southerly aspect, the exceptionally spacious living room offers ample space for both relaxing and dining. It features wood-effect flooring that flows seamlessly from the hall, complemented by two light fittings. Set off the living room to the rear, a stylish kitchen is fitted with modern units and worktops, a splashback surround and a sink with a drainer. Integrated appliances include an oven, a hob with an extractor hood, a microwave, a frost-free fridge/freezer and a freestanding washer/dryer.

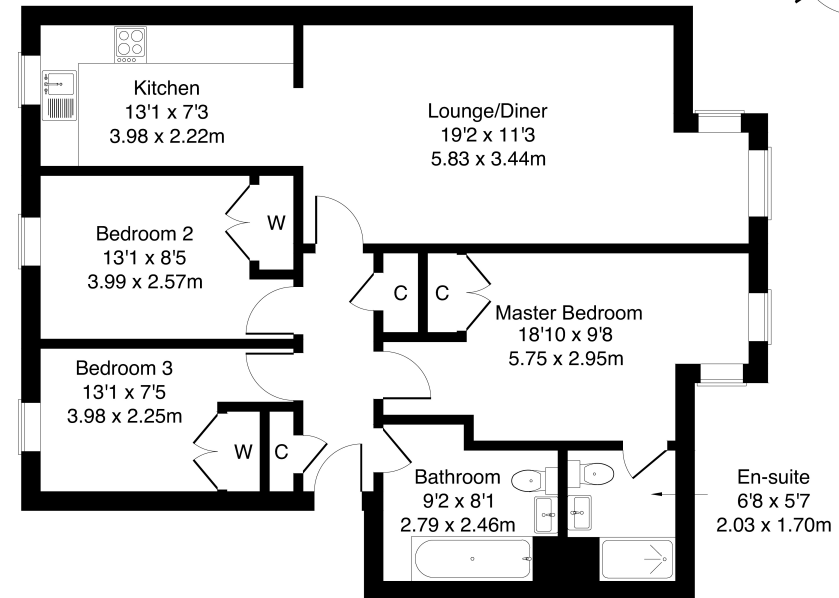
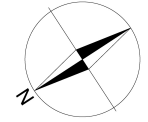
A spacious master bedroom is set to the front, with light decor, carpeted flooring, a built-in wardrobe and an en-suite shower room. Two further double bedrooms are set to the rear, similarly well finished with light decor, carpeted flooring and built-in wardrobes. Completing the accommodation is a modern family bathroom, fitted with a three-piece suite comprising a shower over the bath, tiled splash walls, and wood-effect flooring.

An EWS1 form has been obtained and can be found at the back of the Home Report.



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Approximate Gross Internal Area: 904 sq ft - 84 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Chesser is a popular residential area situated west of the city centre, and conveniently placed for a wide range of amenities, including a great selection of local shops, banking and post office facilities, a 24-hour ASDA superstore and the new Edinburgh West Retail Park. Recreational facilities are well catered for by the nearby Edinburgh Corn Exchange, Fountain Park multi-complex, Nuffield

Health Club, Craiglockhart Sports Centre, and numerous golf courses. Excellent transport links are available locally, including regular bus services to and from the city centre, and a railway station at Slateford. Schooling is well represented in the area, whilst Napier, Heriot-Watt and Edinburgh universities are all easily accessible.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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