



# Flat 5, 92 Chesser Crescent, Edinburgh, EH14 1SE Flat 5, 92 Chesser Crescent, Lemman, Special Second-Floor Flat Beautifully Presented & Spacious, Three-Bedroom, Triple-Aspect, Second-Floor Flat Especial Spacious and Property Especial Space S

# **Property Description**

Beautifully presented and spacious, three-bedroom, triple-aspect, second-floor flat, forming part of a modern and factored development. Located in the popular Chesser area, west of Edinburgh city centre.

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

Light and tastefully finished throughout, features include a generous floor plan, a good quality kitchen and fitted bathroom suites. In addition, there is good storage provision including wardrobes for each bedroom, gas central heating, and double glazing including a box-bay window.

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

A welcoming entrance hall affords access throughout the property and features two convenient built-in storage cupboards. A generous public room features a triple-aspect and a box-bay window enjoying plentiful natural light. To the southerly-west facing aspect, the lounge area is finished with carpeted flooring and offers space for dining; whilst set to the rear, a stylish kitchen has easy-maintenance flooring and spotlighting. Modern fitted units and worktops include a sink with a drainer, and an integrated double oven, fridge/freezer, dishwasher, and a gas hob with an extractor hood.

Set to the front, with a dual-aspect, a spacious master bedroom features carpeted flooring, a central light fitting, a built-in wardrobe and a modern en-suite shower room; whilst two further carpeted bedrooms are set to the rear, similarly well-sized and finished, with built-in wardrobes. Completing the accommodation, set internally off the hall, the bathroom is fitted with a three-piece suite including a shower over the bath and tiled splash walls.

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

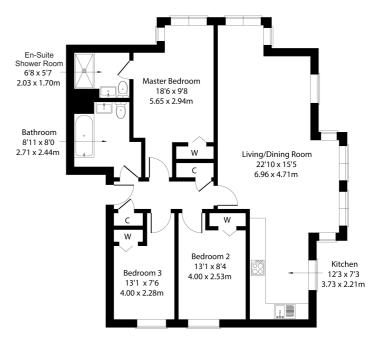
No warranty will be given with any of the appliances included in the sale.



#### 92/5 Chesser Crescent, Edinburgh, EH14 1SE

Approximate Gross Internal Area: (947 sq ft - 88 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, as well as Saughton Park. 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.

























## **Our Services**

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

### **Contact Us**

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



**Estate Agents and Solicitors** 









These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.