



Flat 5, 92 Chesser Crescent, Edinburgh, EH14 1SE

Beautifully Presented & Spacious, Three-Bedroom, Triple-Aspect, Second-Floor Flat

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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.

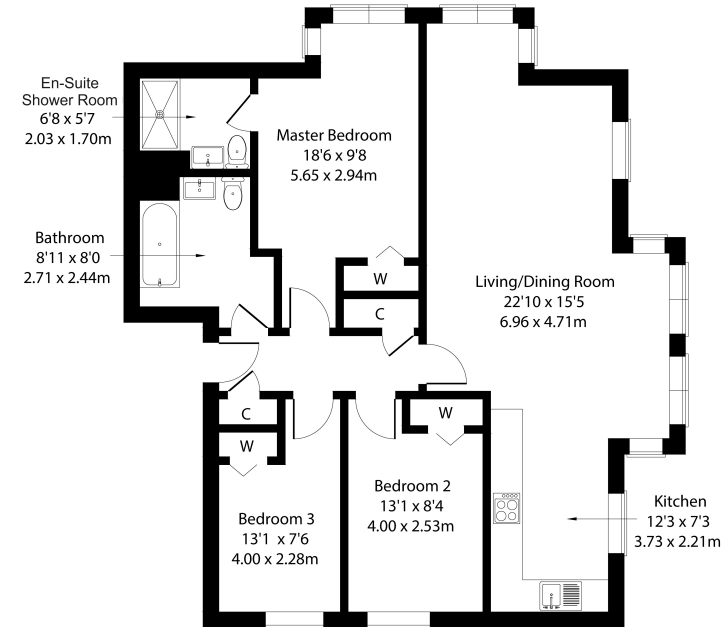
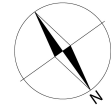
An EWS1 form has been obtained and can be found at the back of the Home Report.

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.





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