



14/6, Hutchison Crossway, Edinburgh, EH14 1RT

Beautifully Presented, Two-Bedroom, Second-Floor (Top) Flat

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Property Description

Beautifully presented, two-bedroom, second-floor (top) flat, forming part of an established residential development. Located on a quiet and leafy street, with an end-of-cul-de-sac setting, in the popular Chesser area, west of Edinburgh city centre.

Comprises an entrance hallway, living room, kitchen, two double bedrooms and a bathroom.

Tastefully decorated, highlights include a modern, fully integrated kitchen, a quality bathroom, contemporary flooring and lighting. Ready-to-move-in, there is double glazing, gas central heating, and skyline views to Murrayfield Stadium and the Pentland Hills.

Generous gardens to the rear include a shared drying green, the private plot with a lawn and store shed, whilst to the front is ample unrestricted street parking.

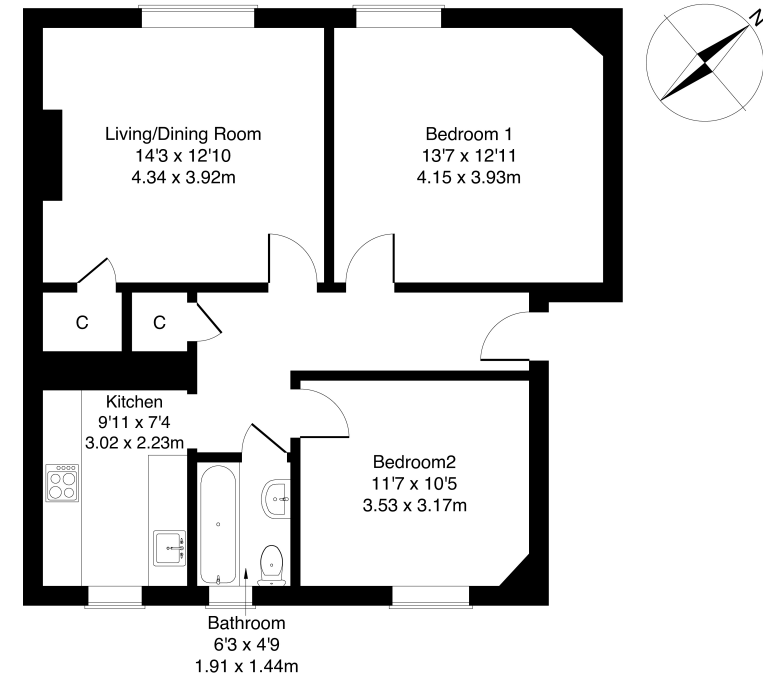
A welcoming entrance hall provides access to every room within the property. Positioned to the rear, the generous living and dining room creates an inviting space for relaxation and entertaining. It features attractive wood-effect flooring, contemporary spotlighting, and a charming fireplace that acts as a focal point. A wide window draws in plentiful natural light, while a built-in storage cupboard adds useful practicality. There is ample room for both lounge furniture and a dining set, making it a versatile and comfortable hub of the home. The fitted kitchen is well arranged and includes tiled flooring, stone effect worktops, a stone effect and tiled splashback surround, spotlighting and a sink with drainer. Appliances provided consist of a fridge, freezer, washing machine and gas cooker.

Bedroom one is spacious and enjoys wood-effect flooring along with central light fittings. The room offers excellent floor space for a double bed and bedroom furnishings, creating a calm and comfortable retreat. The second bedroom provides flexibility and can serve as a guest room, home office or formal dining room. It benefits from the same bright and airy feel as the rest of the property, offering enough space to be adapted to suit a range of needs. Completing the home, the modern three-piece bathroom includes tiled flooring, a tiled splashback surround, a shower over the bath, spotlighting and a ladder-style radiator.



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Approximate Gross Internal Area: (743 sq ft - 69 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 well-regarded residential district located to the west of Edinburgh city centre, offering excellent access to a wide range of local amenities. The area features a variety of shops, banking and post office services, a 24-hour ASDA superstore, and the nearby Edinburgh West Retail Park for further retail options. A wealth of leisure and recreational facilities are also close at hand, including the Edinburgh Corn Exchange, Fountain

Park entertainment complex, Nuffield Health Club, Craiglockhart Sports Centre, and several golf courses. The area benefits from superb transport connections, with frequent bus services into the city and Slateford railway station providing further commuting options. Chesser is well served by local schooling and is ideally positioned for access to Napier, Heriot-Watt, and Edinburgh universities.





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