



38/3 Hutchison Avenue, Edinburgh, EH14 1QP

Well-Presented & Spacious, Two-Bedroom, Dual-Aspect, First Floor Flat

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Property Description

Well-presented and spacious, two-bedroom, dual-aspect, first-floor flat of an established development. Set on a quiet residential side street, in the popular Chesser area, to the southwest of Edinburgh city centre.

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

Features include a fitted kitchen with appliances, gas central heating, double glazing, and generous room sizes. In addition, there is good storage, modern laminate and varnished hardwood flooring, and a secure entry system.

Externally, there is a well-tended shared rear garden, with ample unrestricted parking to the front and on surrounding streets.

A welcoming entrance hall provides access throughout the property and features a convenient storage cupboard, ample space for outerwear and laminate flooring. Set to the front, a spacious living room features an electric fireplace, light decor, varnished hardwood flooring, a large storage cupboard and ample space for dining. Set to the rear, the kitchen is fitted with wall and base units, stone effect worktops, a tiled surround, a sink with a drainer, and space for freestanding appliances.

Two double bedrooms are set to opposite aspects, similarly well-finished, with light decor, varnished hardwood flooring and plenty of space for furnishings. Completing the accommodation, set to the rear, the bathroom is fitted with a three-piece suite including an electric shower over the bath, tiled splash walls and a ladder-style radiator.



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Approximate Gross Internal Area: (753 sq ft - 70 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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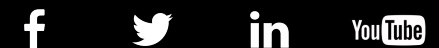
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