



Flat 7, 92 Chesser Crescent, Edinburgh, EH14 1SE

Spacious & Beautifully Presented, Three-Bedroom, Triple-Aspect, Third (Top) Floor Flat

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Property Description

This spacious and beautifully presented three-bedroom, triple-aspect apartment occupies the third (top) 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, 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, featuring quality flooring, luxury bathrooms and two balconies with leafy open views. In addition, there is good storage provision, including bedroom wardrobes and a loft, 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.

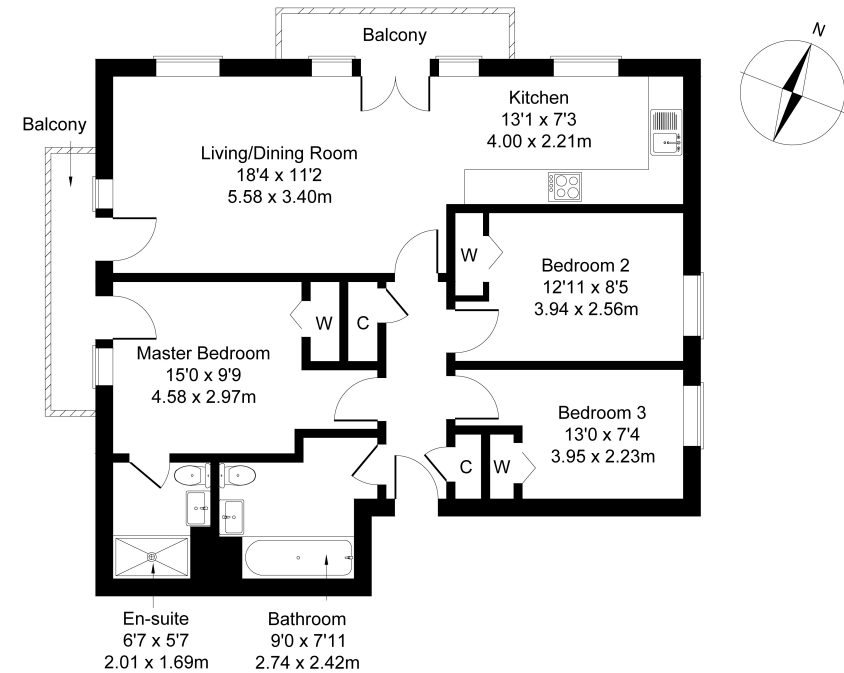
A welcoming entrance hall affords access throughout the property, including two convenient storage cupboards. A bright and spacious open-plan living, dining, and kitchen area is flooded with natural light from dual-aspect patio doors and windows. This impressive space boasts two private balconies and quality wood-effect flooring, while the kitchen is well-equipped with modern units and worktops, tiled splashbacks, and integrated appliances including a hob, oven, washing machine, and dishwasher.

To the rear, the peaceful principal bedroom enjoys access to one of the balconies with leafy views, and features a built-in wardrobe, a wall-mounted TV point, carpeted flooring and a stylish en-suite shower room complete with a rainfall shower and ladder-style radiator. Two further well-proportioned double bedrooms are set to the front, each with built-in wardrobes, neutral décor and carpeted flooring. Completing the accommodation, a stylish, family-size bathroom is fitted with a modern three-piece suite including a rainfall shower over the bath, tiled splash walls and flooring, a bespoke mirror and lighting, and a slimline radiator with towel rails.

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: (840 sq ft - 78 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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