



Estate Agents and Solicitors

91 Chesser Crescent, Chesser, Edinburgh, EH14 1SW

Beautifully-Presented & Spacious Three Bedroom Lower Villa

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Property Description

Beautifully-presented and spacious, three bedroom lower villa, with a private garden and a driveway. The property is located in the popular Chesser area, to the west of Edinburgh city centre.

Comprises: an entrance vestibule, hall, living room, dining/kitchen, three bedrooms, study/storeroom, en-suite shower room and a family bathroom.

Highlights include a bespoke rear extension creating a bright and modern open-plan living space. Further features include a stylish fully integrated kitchen, modern fitted bathroom suites, and contemporary flooring. In addition, there is gas central heating, double glazing, and a flexible study/store currently converted for use as a home office.

Externally, there is a double driveway to the front, and an enclosed private garden to the rear, laid to lawn with a wood-decked patio.

A stylish entrance vestibule, with space for outerwear, leads through to the main hall which gives access throughout. A spacious reception room has been created to the rear, with contemporary wood-effect flooring continued from the hall, coving, and a press cupboard.

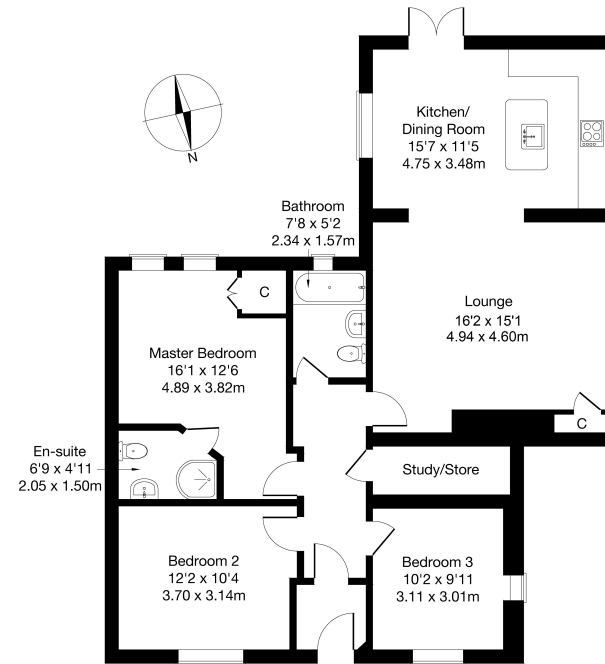
Open-plan to the kitchen, the space features plenty of dual-aspect natural light provided by the large windows and French doors leading out to the garden. With ample room for dining furniture, the sleek kitchen features modern worktops, an island, a sink with drainer, a tiled surround, and recessed spot lighting. Integrated appliances include a fridge/freezer, double oven, 4-ring gas hob with an extractor above, dishwasher, and a washing machine.

The bright master bedroom offers two windows, a built-in cupboard, and a modern en-suite shower room. Bedrooms two and three are similarly well-finished and are set towards the front, both well-proportioned with space for freestanding furniture, while a flexible storeroom has been converted into a home office.

Completing the accommodation, the family bathroom is fitted with a white three-piece suite, with a mains shower over the bath, a ladder radiator, and tiled splash walls.

A 360 Virtual Tour is available online.

mov⁸ REAL ESTATE **91 Chesser Crescent, Edinburgh, EH14 1SW**
Estate Agents and Solicitors Approximate Gross Internal Area: (1109 sq ft - 103 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, which include 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 and Napier, Heriot-Watt and Edinburgh universities are all easily accessible.





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