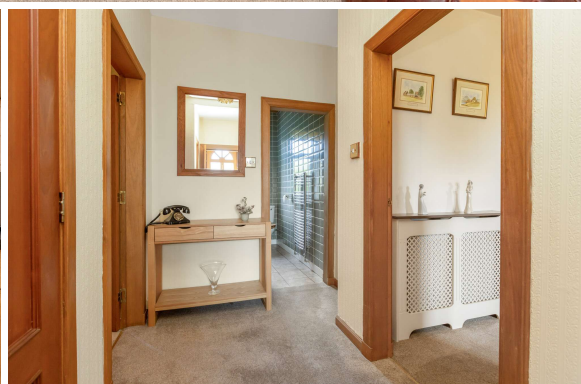




14 Chesser Avenue
CHESSEY | EDINBURGH | EH14 1ST


warners
solicitors & estate agents



14 Chesser Avenue

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Set in the heart of Chesser, moments from excellent amenities, quick transport links and the Water of Leith is this spacious stone fronted main door lower villa. In need of a degree of modernisation, and boasting generous private gardens, double glazing and gas central heating, this property would make an ideal buy in a highly sought-after location. The accommodation comprises a welcoming entrance hallway, a bright twin windowed lounge with feature fireplace and mantle, a breakfasting fitted kitchen with attractive units and garden access, two well-proportioned double bedrooms with storage and the home is completed by a bright shower room with shower cubicle and vanity sink unit. Externally the enclosed rear garden is south west facing and easily maintained with a paved section ideal for alfresco dining, and there is a paved area to the front, and to the side with mature trees and shrubs.

- Well maintained main door lower villa
- Generous private front, side and rear gardens
- Paved garden to front with scope for double driveway
- Close to excellent amenities
- Welcoming entrance hallway
- Bright living room with feature fireplace and mantle
- Two double bedrooms with fitted wardrobes
- Shower room with vanity sink unit
- Gas central heating and double glazing

Energy rating C, Council tax band C, There is no factor associated with this property.

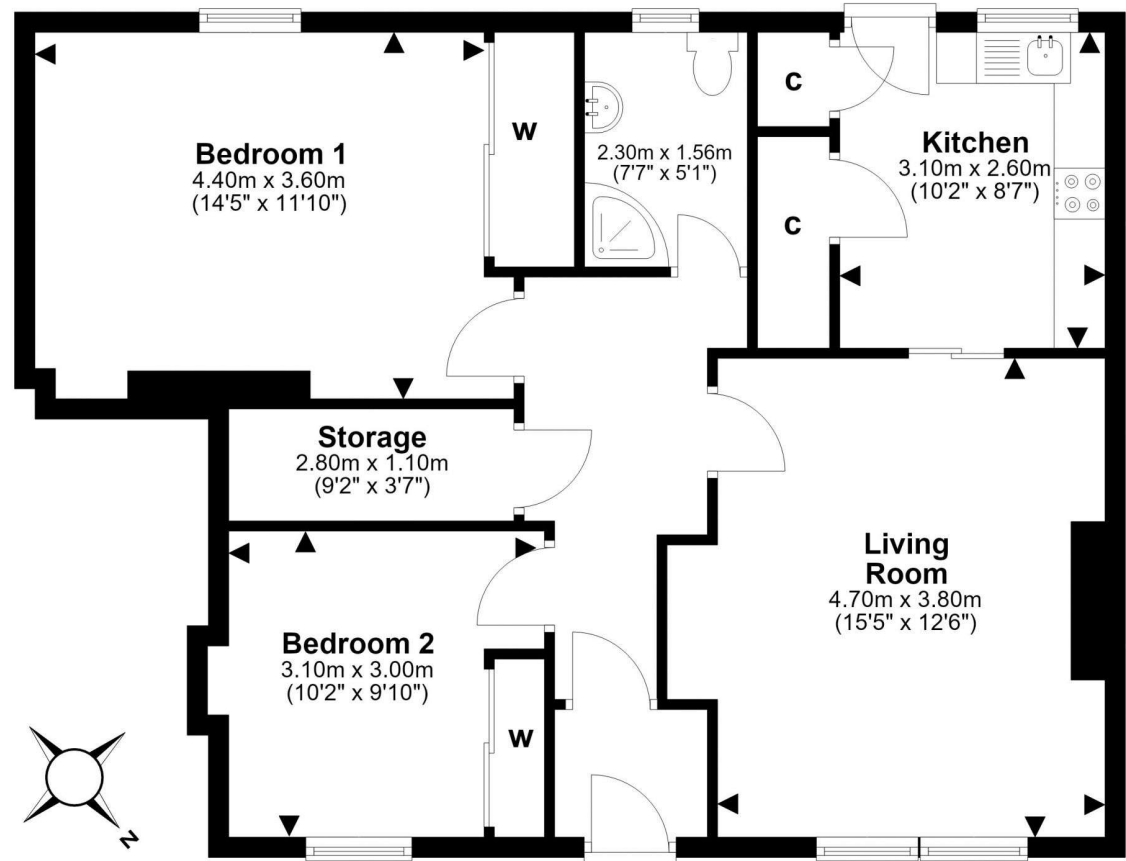
Extras included in this sale will be curtains, blinds, floor coverings, gas fire, gas cooker, fridge and washing machine.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Chesser is a popular residential district situated between Gorgie and Slateford to the southwest of the Edinburgh City Centre. Local shopping facilities are excellent and include banking and post office services plus a wider range at the large Asda supermarket at Newmart Road and the Marks and Spencer Foodhall and other outlets at Edinburgh West Retail Park off Chesser Avenue. Travelling by car, the Western Approach Road leads directly into Edinburgh's West End. A good public transport service operates into Edinburgh and Edinburgh City Bypass, approximately 1 mile away, gives access to other major motorway networks and Edinburgh International Airport. For recreation the open spaces of Corstorphine Hill, Saughton Park, Edinburgh Zoo and several golf courses are within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.