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Offers Over
£250,000

84/3 Chesser Crescent

Chesser | Edinburgh | EH14 1SE

Situated on the first floor of a small modern development, this bright and generously proportioned two-bedroom flat enjoys a peaceful setting in a quiet cul-de-sac, just off a road with no through traffic yet conveniently placed for local amenities and transport links. With stylish open-plan living, excellent storage and residents' parking, the property offers an ideal opportunity for first-time buyers or professionals.

-  2 Bedrooms
-  1 Reception Room
-  2 Bathrooms
-  Residents Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - D



Description

A secure entry system gives access to a well-maintained communal stairway, where at the first floor, the front door opens to a welcoming hallway with a useful storage cupboard also housing the freezer. The impressive open-plan reception, dining and kitchen area forms the heart of the home, with floor-to-ceiling windows flooding the space with natural light. The modern fitted kitchen features a central island, ideal for casual dining and a range of integrated appliances, including a dishwasher, washer/dryer, oven, hob and extractor hood, with a fridge also included. The principal bedroom is a generously sized double with built-in wardrobes and the added benefit of an en-suite shower room. A second well-proportioned double bedroom also benefits from built-in wardrobes, while the family bathroom is fitted with a shower over the bath and incorporates a large, shelved storage cupboard. Further benefits include gas central heating, served by a combination boiler located in the kitchen, and full double glazing.



Extras

All fitted floor coverings, light fittings and curtains for all rooms, including the bedrooms (not shown in the photos) will be included in the sale together with the integrated kitchen appliances and white goods.

Gardens & Parking

Externally, the development is surrounded by neatly maintained communal grounds and offers unallocated residents' parking

Factor

The development is managed by Hacking and Paterson for a quarterly management fee of £35. They also require quarterly fee of £64.08 for buildings insurance and monthly charges of £9.20 for stair cleaning and £6.78 for landscaping.

Viewing

Open viewing Sunday 1-2pm or by appointment, please contact the seller 0131 574 9706





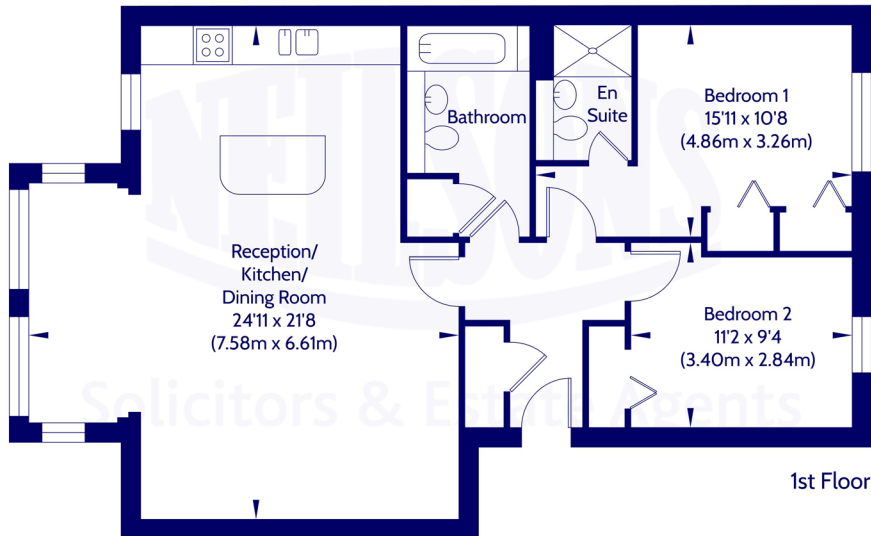
Location

Chesser is a popular, well-established neighbourhood just three miles west of Edinburgh City Centre, offering an appealing balance of city convenience and green open spaces. Everyday shopping is close at hand, with Edinburgh West Retail Park, home to an M&S Foodhall, and a large Asda superstore nearby. The beautiful Saughton Park and Rose Garden is a local highlight, with landscaped gardens, riverside walks and a charming park café. For those who enjoy an active lifestyle, the Union Canal and Water of Leith Walkway offer scenic walking and cycling routes, while Carrick Knowe Golf Course and a choice of gyms are also nearby. Excellent transport links make commuting easy, with convenient access to the city centre, Edinburgh Airport and the City Bypass. An attractive location for first-time buyers and professionals looking to enjoy the best of city living with plenty of green space on the doorstep.





Approx. Gross Internal Floor Area 81 Sq M / 870 Sq Ft.



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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