46 Hutchison Crossway

CHESSER | EDINBURGH | EH14 1RU

warners
solicitors & estate agents

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Nestled on a quiet tree-lined street in the heart of Chesser, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented and fully refurbished main door lower villa. Boasting a private and a communal rear garden, ample on street parking, luxury interiors and finishings, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with picture window and generous living space, a contemporary kitchen with attractive units and sleek worktops, a dual aspect principal bedroom, two further well-proportioned double bedrooms (one with garden access) and the flat is completed by a stylish shower room with an elegant wall-hung vanity unit and counter top basin. Externally the front is a low maintenance haven and the communal rear garden is laid to lawn.

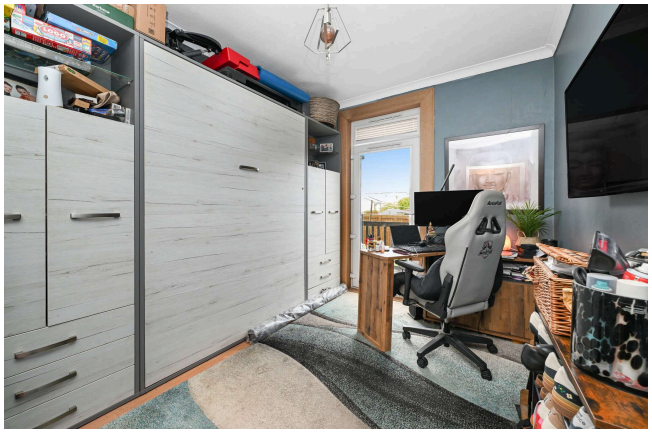
- Main door lower villa in the heart of Chesser
- Quiet tree lined street close to excellent amenities
- Private front garden and communal rear garden
- Luxury condition boasting an immaculate refurb
- Welcoming hallway
- Bright lounge leading to a stunning fitted kitchen
- Three spacious double bedrooms
- Stylish shower room.

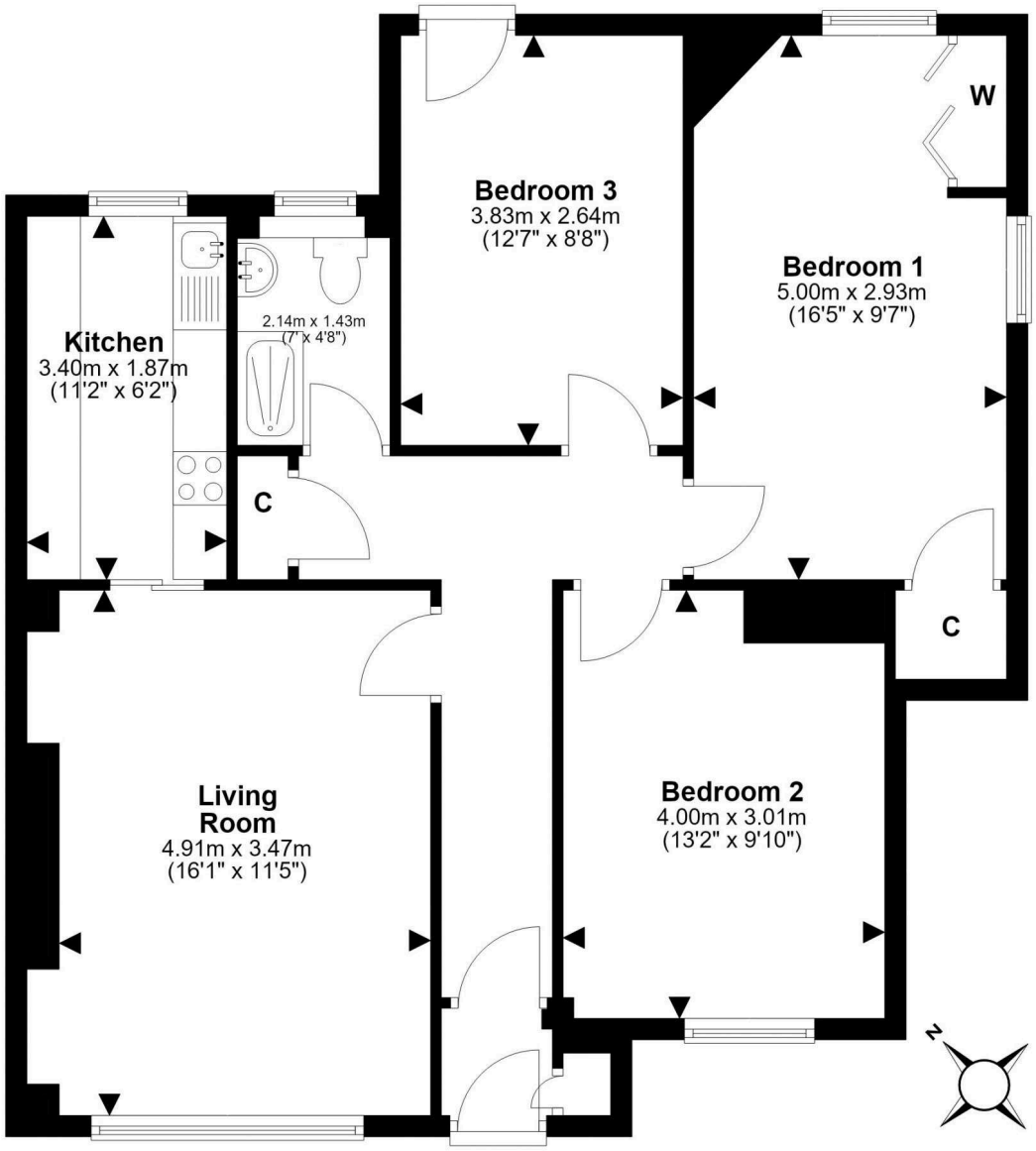
Energy Rating C. Council Tax B.

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

All integrated Neff kitchen appliances, including the double oven, induction hob and built-in coffee machine, will be included in the sale, along with the Howdens fridge freezer, washing machine, dishwasher and tumble dryer. The sale will also include the fitted wardrobes and drawers in the principal bedroom, the fitted Murphy bed in Bedroom 3, and all blinds and curtain poles. Curtains will not be included in the sale.

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.

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