BlairCadell
solicitors + estate agents

115/5 Hutchison Road
EDINBURGH EH14 1RE

Offers Over £155,000

- Modern development
- Lounge/dining room
- Kitchen
- Double bedroom
- Walk in shower
- Electric heating & double glazing
- Communal grounds
- Private residents parking

Council Tax Band: C
Tenure: Freehold

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One bed 2nd floor flat

Situated within the highly sought-after Slateford area of the city, this one-bedroom flat forms part of an established modern development, enjoying a peaceful residential setting while offering excellent access to a range of local amenities and convenient transport links to the city centre. Representing an excellent opportunity for first-time buyers, professionals or investors alike, this attractive property is sure to appeal to a wide range of purchasers. Early viewing is highly recommended.

Boasting a bright, spacious and well-presented lounge and dining area, the property offers a welcoming and versatile space, ideal for both relaxing and entertaining. The kitchen is fitted with a range of wall and base units, providing ample storage and worktop space, and is further complemented by an integrated electric oven and hob. Peacefully situated to the rear of the property, the well proportioned bedroom benefits from excellent built-in storage, creating a comfortable and practical retreat. The accommodation is further complemented by a contemporary shower room featuring a walk-in shower and WC. Additional benefits include double glazing and electric heating heating, ensuring comfort and efficiency throughout the year. Externally, residents can enjoy well-maintained communal grounds, together with the added convenience of private residents' parking.

Slateford is a popular residential area located to the southwest of the city centre, just a ten-minute drive from the bypass leading to the airport and the central belt motorway network. The city centre is easily accessible by regular public transport services, including buses running past the bottom of the road, trams, and trains, all available nearby at Haymarket. Shopping facilities in the area include the Edinburgh West Retail Park, 24-hour ASDA, Lidl, M&S food hall, Aldi and a Sainsbury's superstore at Inglis Green, with additional access to Murrayfield Sainsbury's. Recreational facilities abound, including Nuffield and Pure Gym, Fountain Park, the Corn Exchange Village, and Murrayfield Stadium, all within walking distance and offering various fitness options. The area also boasts a variety of outdoor facilities, such as the Water of Leith Walkway, the Union Canal, and Harrison and Saughton Park & Gardens, all just a short walk away.

Viewing By appointment 0131 337 1800









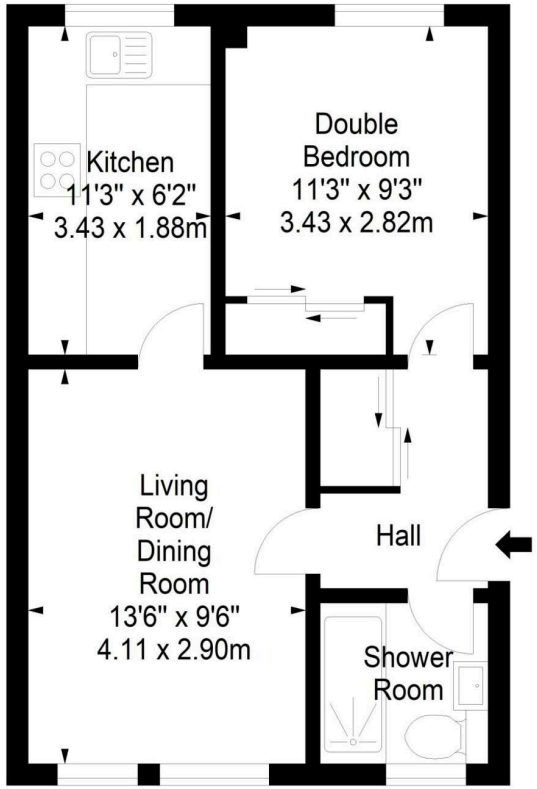




Hutchison Road,
Edinburgh,
Midlothian, EH14 1RE

SquareFoot

Approx. Gross Internal Area
398 Sq Ft - 36.97 Sq M
For identification only. Not to scale.
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Second Floor





Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com

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