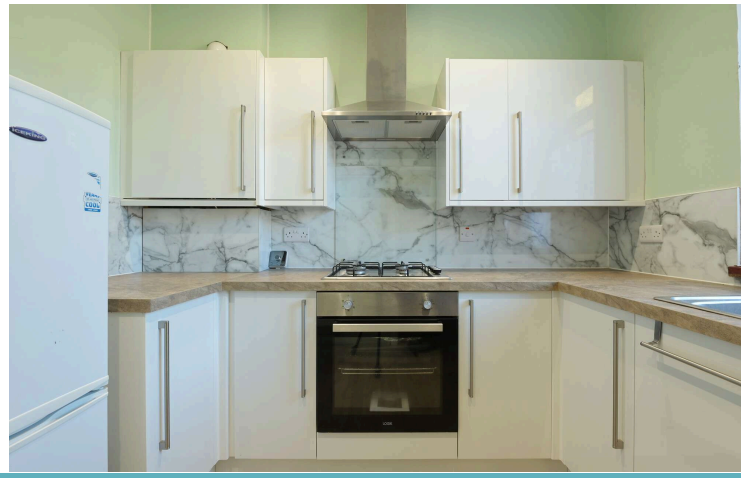
ALLINGHAM&CO

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Telephone: 0131 447 9341
Email: property@allingham.co.uk







espc

14/1 Hutchison Cottages, Edinburgh, EH14 1PY

1 RECEPTION | 2 BEDROOMS | 1 BATHROOMS | EPC: C

## Location

This 2 bedroom ground floor flat is situated in Slateford, a popular residential district lying to the South West of the city centre close to excellent local amenities, green spaces and superb transport connections.

Local amenities range from small specialist shops to retail outlets and supermarkets including Asda at Chesser, Sainsbury's at Longstone and Edinburgh West Retail Park, home to Aldi, M&S Foodhall, Costa Coffee and Greggs. Close by is Fountain park which offers everything from restaurants, a cinema, a casino and bowling. There are also an exceptional variety of bars and restaurants within walking distance and the West End and Bruntsfield are within easy reach.

Leisure facilities include Nuffield Health Club at Chesser, The Corn Exchange Leisure Village, Craiglockhart Sports Centre, Pure Gym on Gorgie Road and the Nuffield Health Edinburgh Fountain Park Fitness & Wellness Gym. There are also plenty of green spaces for walking such as Colinton Dell, Harrison Park and The Union Canal, with the Water of Leith Cycle Pathway all close by.

The area is ideally placed for Edinburgh Napier University and Heriot-Watt University, as well as for those commuting into the city centre. There are frequent bus services to and from the city centre and beyond, with excellent connections to the rail network at Slateford and Haymarket Railway Stations. The Edinburgh City By-pass is easily accessible with quick and easy access to the motorway systems of East, West and Central Scotland, making it a popular location for commuters.

## Home Report

Please visit: www.allingham.co.uk or www.espc.com













## Accommodation

Large entrance hallway with storage cupboard

Bright living room

Kitchen with utility area off

Two good sized bedrooms

Shower room with wash basin and WC

## Extra features

Gas central heating

Double glazing

Private garden to the front

Shared drying green to the rear

## Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC