

4 Hutchison Cottages

SLATEFORD, EDINBURGH, EH14 1PX



*SPACIOUS 4 BED
DOUBLE UPPER FLAT*



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Part exchange available! McEwan Fraser is delighted to present this spacious four-bedroom double upper flat to the market. The property requires a degree of modernisation and offers a fantastic opportunity for both investors and owner-occupiers. The property combines generous living spaces, a private garden, and the convenience of gas central heating and double glazing. Located in the desirable area of Slateford, residents will enjoy the benefits of a vibrant community and excellent local amenities. Slateford offers an array of shops, restaurants, and recreational facilities within easy reach. The property also benefits from excellent transportation links, providing convenient access to Edinburgh city centre and surrounding areas.

Upon entering the flat, you are greeted by a sense of space and potential. The well-proportioned rooms provide ample living accommodation, ideal for families or individuals who value room to grow. The property's double upper layout offers the advantage of additional privacy and separation between elements of the living and sleeping quarters.

The living areas boast an abundance of natural light, creating a bright and inviting atmosphere throughout. The spacious lounge serves as a central gathering point, perfect for relaxation and entertainment. The kitchen offers a blank canvas for the discerning buyer, inviting them to create a modern culinary haven.



The Kitchen



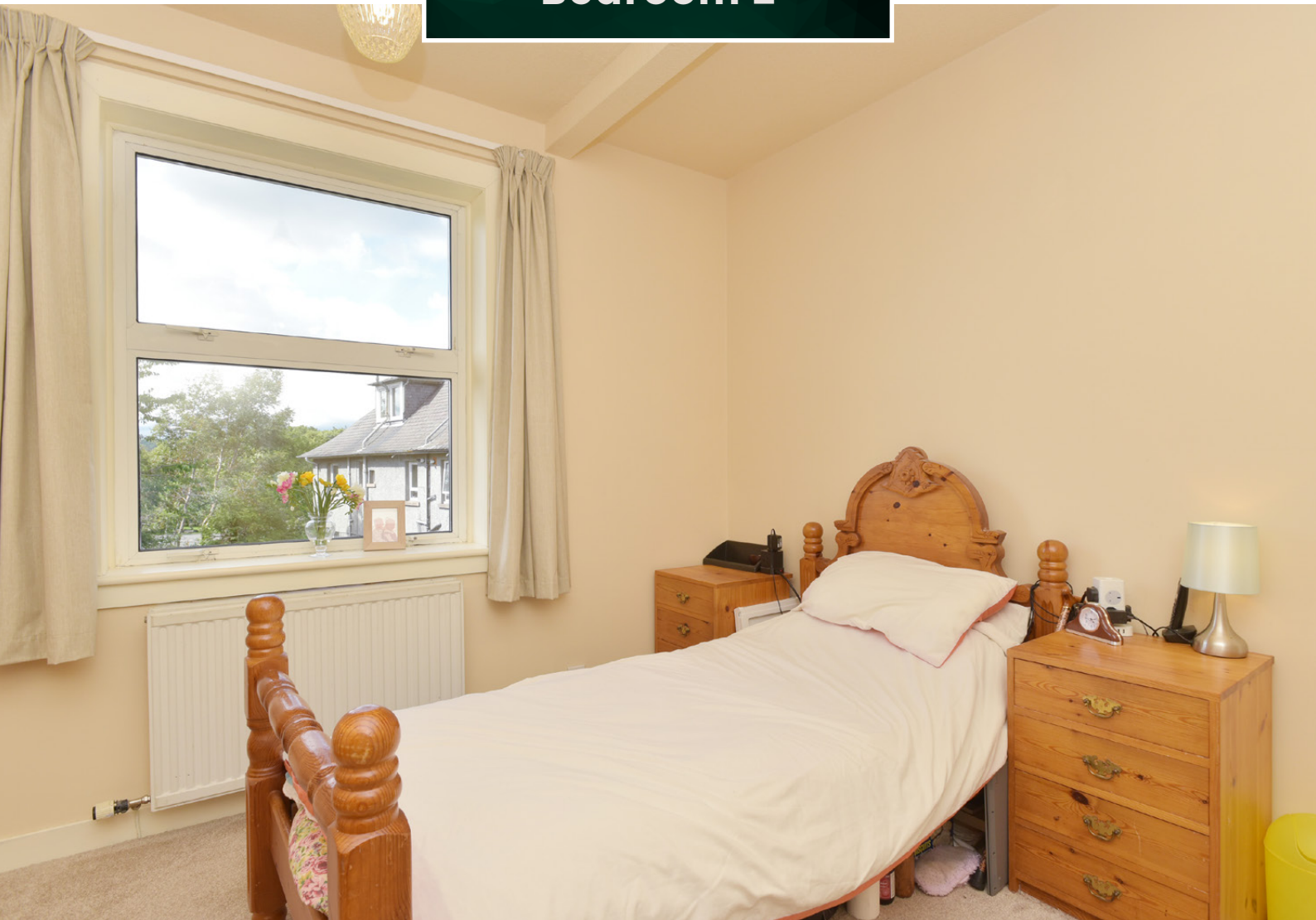


The property's four bedrooms are all spacious doubles and offer versatility and adaptability to suit various needs. These rooms provide an ideal combination of personal retreats and comfortable sleeping quarters.





Bedroom 2





Bedroom 3





Bedroom 4







Approximate Dimensions

(Taken from the widest point)

Lounge	4.41m (14'6") x 3.86m (12'8")
Kitchen	3.86m (12'8") x 2.25m (7'4")
Bedroom 1	4.16m (13'8") x 3.47m (11'4")
Bedroom 2	3.71m (12'2") x 3.21m (10'6")
Bedroom 3	3.29m (10'9") x 3.15m (10'4")
Bedroom 4	3.88m (12'9") x 2.00m (6'7")
Bathroom	2.21m (7'3") x 2.03m (6'8")

Gross internal floor area (m²): 100m²

EPC Rating: C



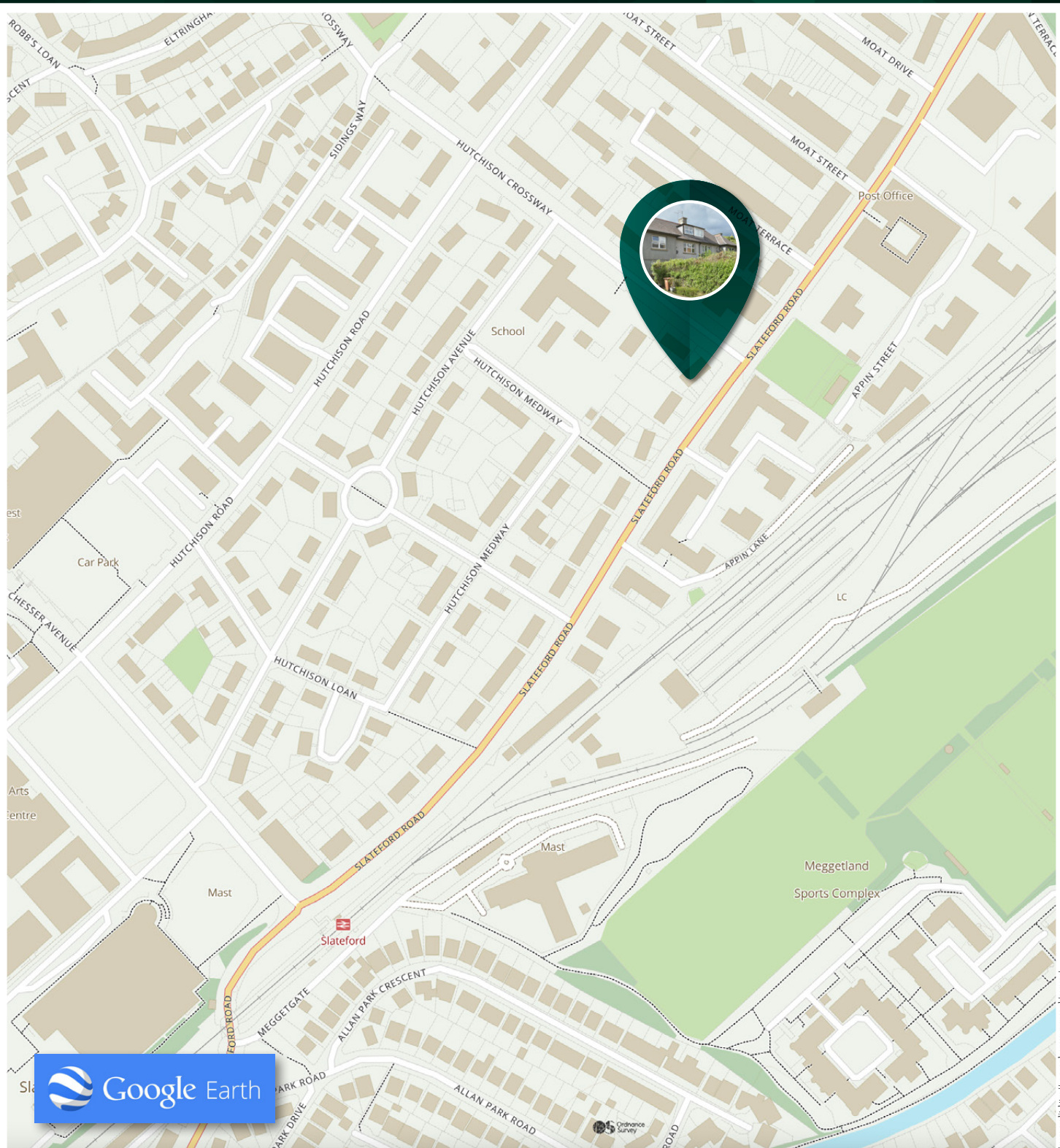
One of the stand out features of this double upper flat is the private garden, an idyllic sanctuary within an urban setting. This outdoor space presents an opportunity to create a serene oasis, perfect for alfresco dining, gardening, or simply unwinding.

In summary, this spacious four-bedroom double upper flat in Slateford offers a wealth of potential for buyers seeking a property to renovate and personalize. With its generous living spaces, private garden, driveway, gas central heating, and double glazing, this home is an enticing opportunity in a sought-after location. Don't miss the chance to transform this property into your dream home and embrace the vibrant lifestyle that Edinburgh has to offer.



Slateford is a popular area to the southwest of the city with an excellent range of supermarkets both on Slateford Road (Lidl), Gorgie Road (Sainsbury's), and at nearby Chesser (Asda, M&S Simply Food and Aldi). There are bars and restaurants available on the main Slateford Road and Fountainpark is a short walk away with its cinema complex, bars, and a good range of eateries. Shandon is also a few minutes walk away with its range of coffee shops and independent shops. There are a variety of gym facilities nearby and the flat is well placed for Harrison Park, the Water of Leith cycle path, and the canal with its nice walk into town or out to Colinton. There are numerous bus services available on the main road both into and out of town, a train station at Slateford and there is easy access to the city bypass and the motorway network beyond.

The Location



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Part
Exchange
Available



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