

# 2/3 Hutchison Crossway

CHESSER, EDINBURGH, EH14 1RR



*A SPACIOUS TWO BEDROOM, FIRST FLOOR FLAT,  
SITUATED IN THIS DESIRABLE RESIDENTIAL AREA*



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McEwan Fraser Legal is delighted to present this two bedroom flat in the popular area of Chesser, which is close to the city centre. The property is currently tenanted which makes it a fantastic buy-to-let investment as it is currently turning a great yield.

Inside, the property comprises of:

- Fully equipped kitchen with ample wall and base units
- An additional loft cupboard
- Spacious living area which allows various furniture configurations
- Two good sized double bedrooms
- Family bathroom with shower over the bath
- There is also a handy storage cupboard in the hall

In addition to this, the property benefits from a private rear garden, gas central heating and a new combi boiler was installed less than 5 years ago which is still under warranty. This is a rare opportunity to acquire an excellent home or investment in a fantastic location.





**The Lounge**







The Kitchen







**Bedroom 1**







**Bedroom 2**

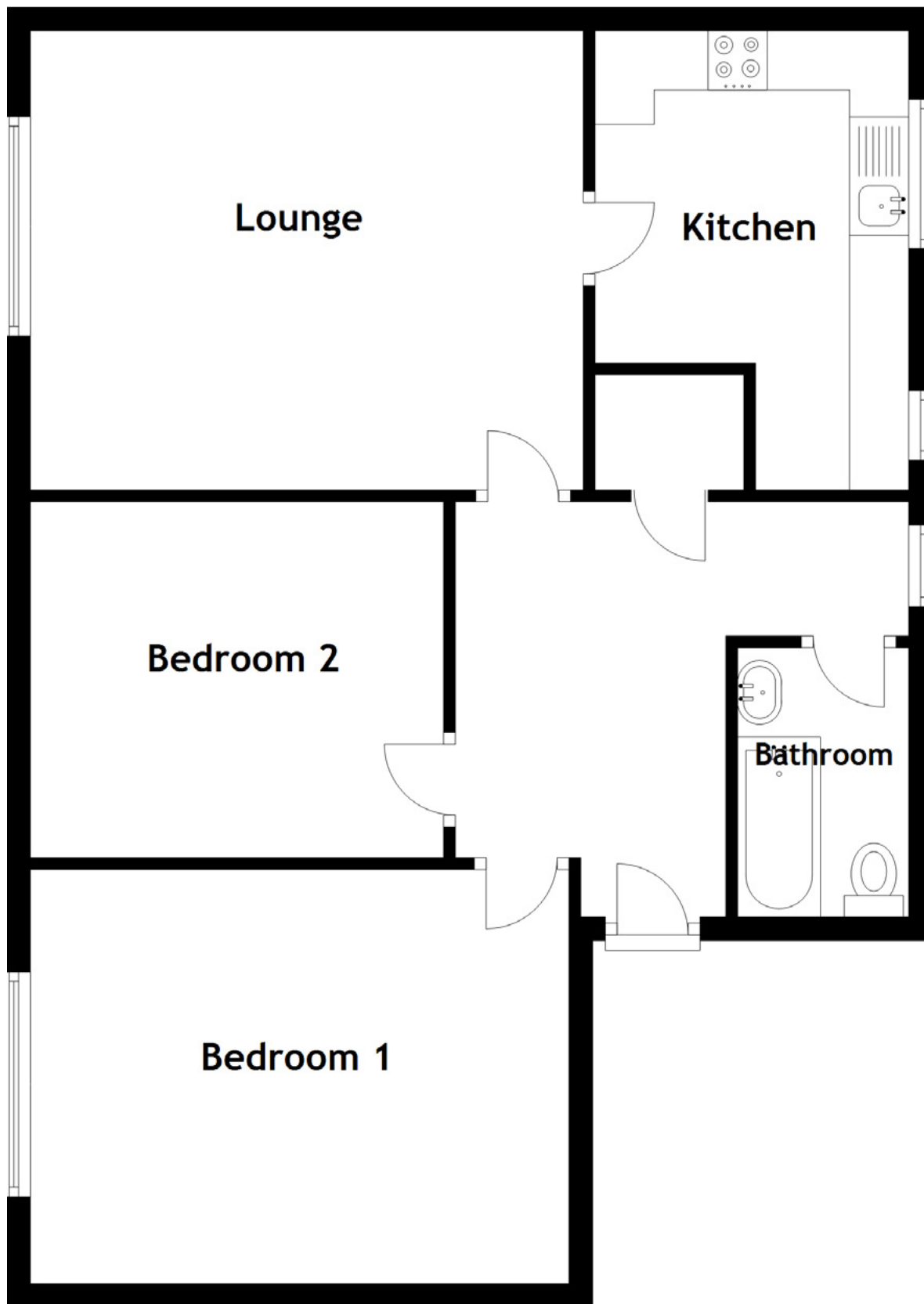






**Hall & Bathroom**





#### Approximate Dimensions

(Taken from the widest point)

Lounge	4.67m (15'4") x 3.88m (12'9")	Bathroom	2.46m (8'1") x 1.55m (5'1")
Kitchen	3.86m (12'8") x 2.65m (8'8")	Gross internal floor area (m <sup>2</sup> ): 72m <sup>2</sup> EPC Rating: C	
Bedroom 1	4.55m (14'11") x 3.50m (11'6")		
Bedroom 2	3.49m (11'5") x 3.01m (9'11")		





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Chesser is a popular residential district situated between Gorgie and Slateford road, just beyond Saughton Park, to the southwest of the city centre. It comprises a wide variety of properties ranging from well-established properties to those which have only been completed within the last few years. Locally, shopping could scarcely be better or more convenient. There is a wide variety of local shopping facilities at Chesser itself where there are also banking and Post Office services. From here, using one of the many and frequent bus services that pass through the district, the trip into Princes Street might take as little as ten to fifteen minutes. By private car via the Western Approach Road, the West End is often no more than ten minutes away.

The Western Approach Road also leads directly into the heart of Edinburgh's entertainment area which lies between the West End and Tollcross. Here there are cinemas and theatres, all manner of bars and restaurants, indoor sports facilities and clubs. For those who prefer open-air recreational facilities, the wide-open spaces of Corstorphine Hill are within easy reach. This is also the location for Edinburgh Zoo. There are a number of local golf courses and, a short walk away, Saughton Park. The property is within walking distance Slateford Station and directly opposite from St. Cuthbert's RC Primary School.

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# McEwan Fraser Legal

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