

# 38/2 Hutchison Road

EDINBURGH, EH14 1PF



*Tastefully upgraded two-bedroom ground floor flat situated on Hutchison Road*



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McEwan Fraser Legal is delighted to present this tastefully upgraded two-bedroom ground-floor flat situated on Hutchison Road. This property introduces a contemporary renovation, offering a prime canvas for its future owners to add their unique touch. It would make the ideal home or lucrative investment.

# THE LIVING ROOM



The property has well-proportioned rooms throughout, starting with a large, bright living room. The kitchen has been thoughtfully designed with contemporary appliances, creating a practical and stylish space that caters to daily needs.

# THE KITCHEN





The bathroom mirrors this approach, showcasing a modern design concept with refreshed fixtures. This flat adapts to individual preferences with its two versatile bedrooms. These rooms offer flexible spaces that can cater to your specific needs, whether it's a tranquil haven for rest, an efficient workspace, or an area for personal hobbies.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2

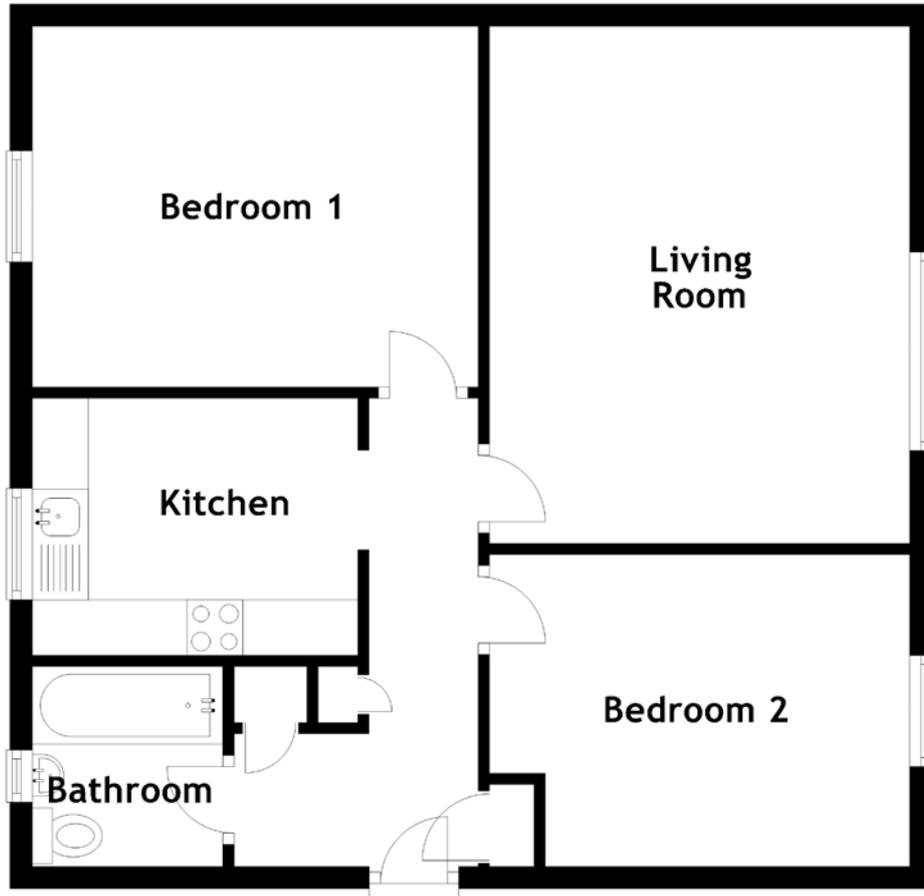


Externally the property boasts a large private garden to the front of the building.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

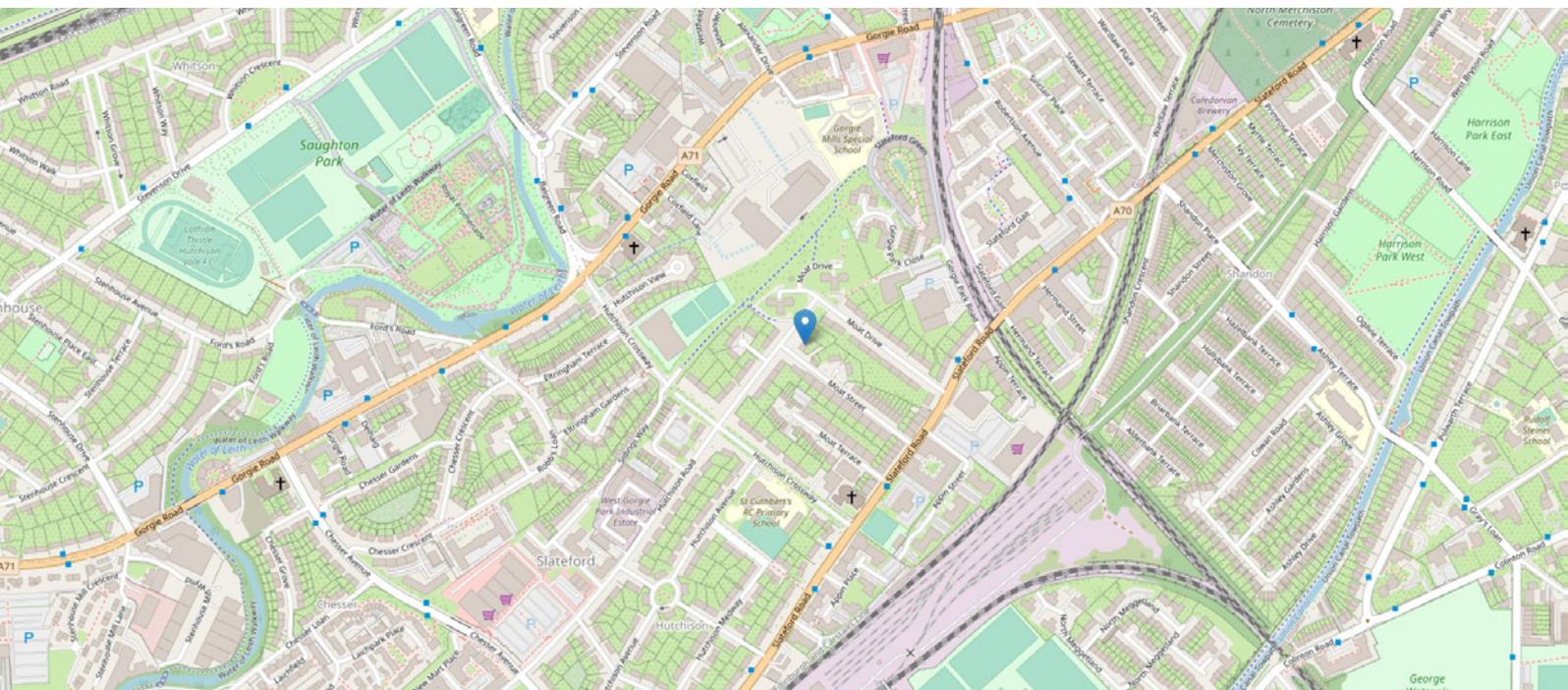


Approximate Dimensions (Taken from the widest point)

Living Room 4.66m (15'3") x 3.76m (12'4")  
 Kitchen 2.91m (9'7") x 2.25m (7'5")  
 Bedroom 1 3.99m (13'1") x 3.25m (10'8")

Bedroom 2 3.76m (12'4") x 2.81m (9'3")  
 Bathroom 1.80m (5'11") x 1.71m (5'7")

Gross internal floor area (m<sup>2</sup>): 60m<sup>2</sup>  
 EPC Rating: C



# THE LOCATION

Nestled discreetly off Slateford Road, Hutchison Road finds itself in the highly sought-after Chesser district of Edinburgh, positioned approximately 2 ½ miles away from the bustling hub of Princes Street and the vibrant West End. This locale boasts an abundance of superb amenities, including a diverse array of everyday shops at the Edinburgh West Retail Park. Here, you'll find convenient essentials, a Marks and Spencers Foodhall, an Aldi Supermarket, and a welcoming Costa Coffee shop. Additionally, a spacious Asda Supermarket is conveniently situated in close proximity.





For those prioritizing well-being, the Nuffield Health Fitness and Wellbeing Centre is conveniently situated in nearby Chesser, offering a variety of recreational facilities. Emphasizing family-friendly recreation, Gorgie Children's Park is conveniently within easy walking distance, providing a wonderful spot for outdoor activities.

Education is well-catered for, with quality schools situated within the local catchment area, such as Balgreen Primary and St. Cuthbert's RC Primary School. Commuting and connecting to the city center and the surrounding regions is made effortless through the availability of regular and reliable public transportation options.

Parking concerns are easily addressed as ample on-street parking facilities are at your disposal, ensuring convenience for residents and visitors alike.



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