

# 22/3 Hutchison Road

CHESSER, EDINBURGH, EH14 1RD



*Spacious two double bedroom flat which  
benefits from large gardens*



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McEwan Fraser Legal are delighted to bring to the market this spacious two double bedroom first-floor flat which benefits from large gardens, double glazing, gas central heating, new carpeting and has been freshly decorated throughout.

# THE LOUNGE



The accommodation briefly comprises a spacious entrance hall with carpet flooring and a large storage cupboard, carpeted living room with two windows which flood the room with light and ample space for furniture, a dining table and storage cupboard which houses the combi boiler. The fully fitted kitchen has a gas hob and oven.



# THE KITCHEN

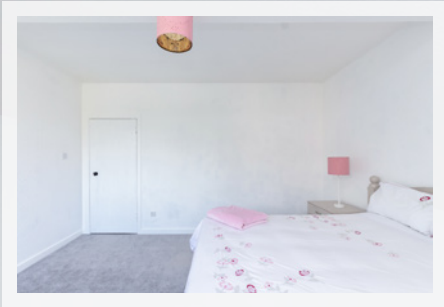






There are two very spacious double bedrooms with ample room for various furniture configurations.

# BEDROOM 1



# BEDROOM 2



# THE SHOWER ROOM



The shower room completes the accommodation on offer.





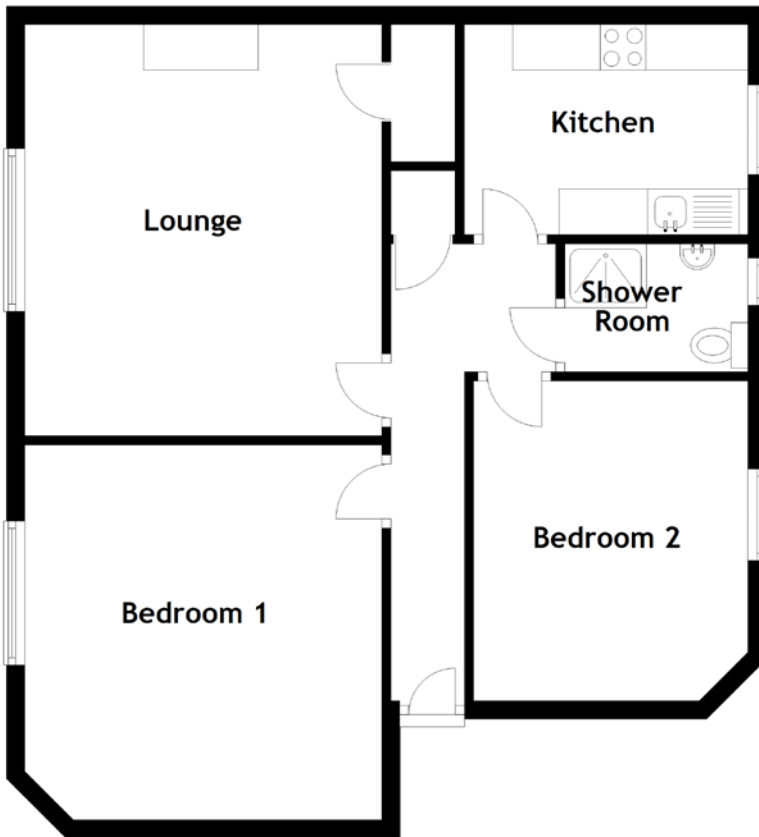
Externally, free on-street parking is available close by. The property further benefits from its own rear garden.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP

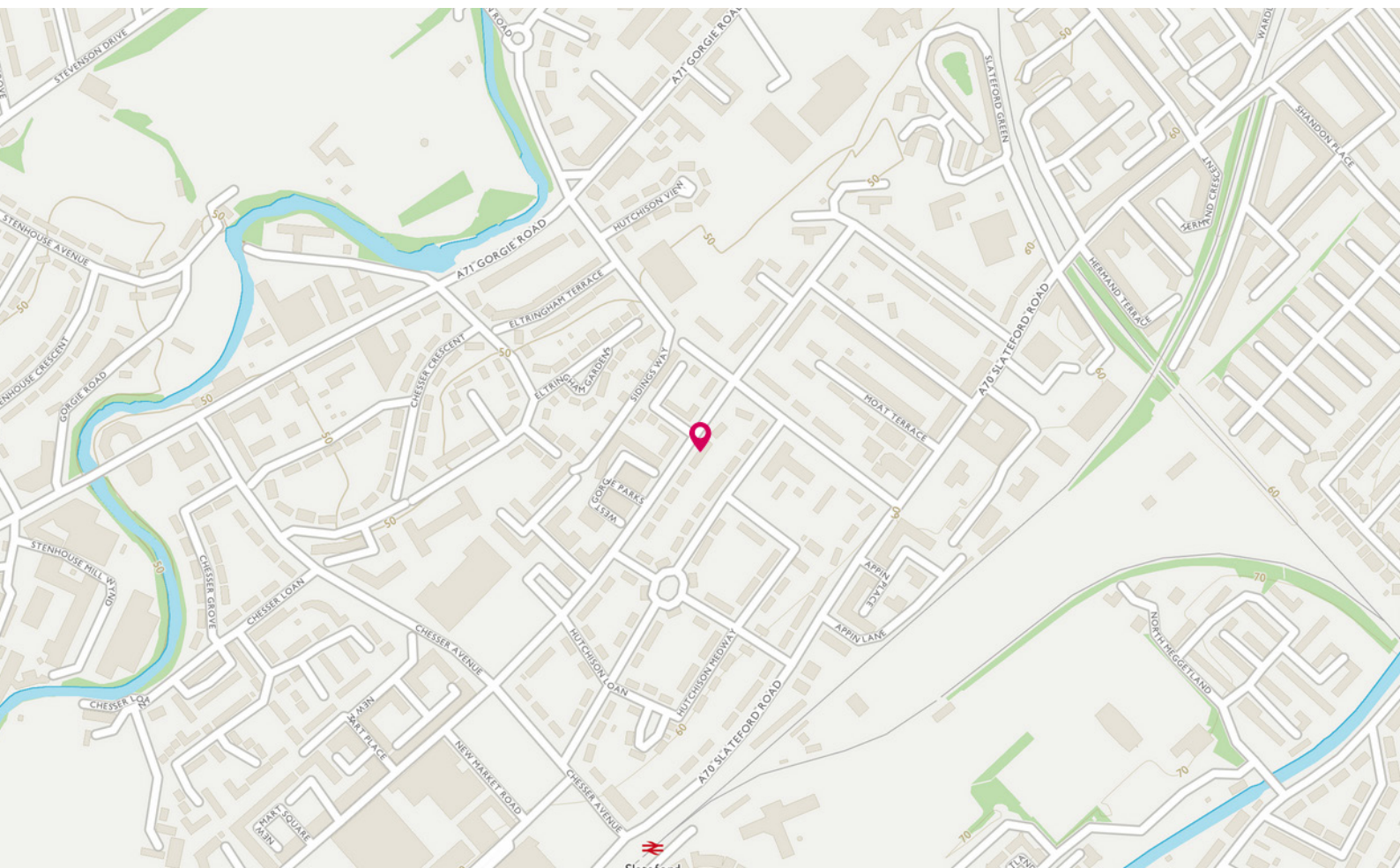


Approximate Dimensions  
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.90m (12'10")
Bedroom 1	4.10m (13'5") x 3.90m (12'10")
Kitchen	3.10m (10'2") x 2.30m (7'7")
Shower Room	2.00m (6'7") x 1.40m (4'7")
Bedroom 2	3.50m (11'6") x 3.00m (9'10")

Gross internal floor area (m<sup>2</sup>): 71m<sup>2</sup>

EPC Rating: C





# THE LOCATION

Slateford is a highly sought after residential district lying to the Southwest of the city centre and located in close proximity to the West End and Princes Street. In the immediate vicinity, there is a wide choice of shopping facilities that can supply all daily requirements, including a 24hr Asda, a Marks and Spencers Food Hall and two cafes. Should more specialised shopping be required, the nearby areas of Morningside and indeed the city centre can either be accessed by foot, car or public transport and here a greater range of facilities can be found.







Saughton Park, five minutes walk away, has just had a multi million pound makeover, including a cafe, a botanical indoor garden, walks, outdoor exercise equipment, and a skate park as well as fantastic children's facilities.

The Edinburgh city bypass, which passes conveniently nearby, gives quick and easy access to the motorway systems of East, West and Central Scotland and therefore the property may be of particular interest to anyone required to travel perhaps in connection with work. Slateford Train Station is a few minutes walk away, while trams and buses are only a few minutes walk away, making this area perfect for going to the airport, city centre or the coast.

Edinburgh's entertainment facilities tend to be very highly concentrated at the nearby West End. Here there are theatres, cinemas, the Usher Hall, all manner of hotels, restaurants and bars, along with sports facilities and health clubs. If the return trip on foot is out of the question, a taxi trip will be extremely quick and inexpensive.

There is an excellent range of local schools within walking distance, both in the private and public sectors.



**McEwan Fraser Legal**

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