

40 Chesser Crescent

CHESSER, EDINBURGH, EH14 1SP



Spacious double upper flat that requires a degree of modernisation



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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 benefits from very generous proportions, private front and rear gardens, and gas central heating. Located in the desirable pocket of Chesser, residents will enjoy the benefits of a vibrant community and excellent local amenities, including 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.

THE LIVING ROOM

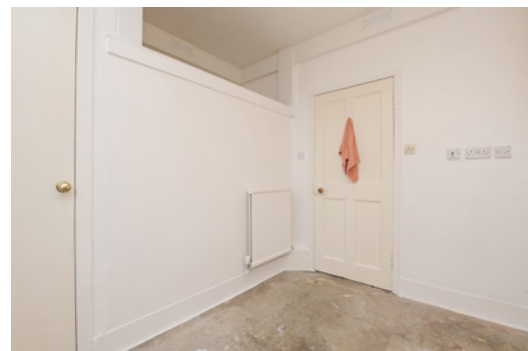


Upon entering the flat, you are greeted by a sense of space and potential. The well-proportioned rooms provide ample living accommodation, ideal for families or individuals who value room to grow. The property's double upper layout offers the advantage of additional privacy and separation between elements of the living and sleeping quarters. The living areas boast an abundance of natural light, creating a bright and inviting atmosphere throughout. The spacious living room serves as a central gathering point, perfect for relaxation and entertainment.

THE KITCHEN



The kitchen offers a blank canvas for the discerning buyer, inviting them to create a modern culinary haven





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.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



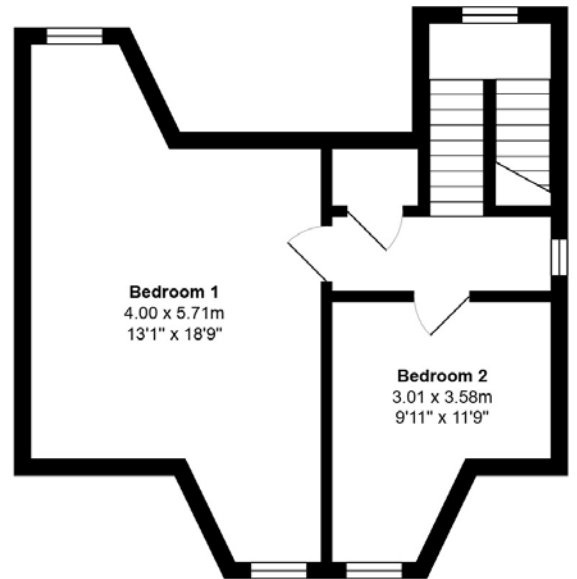
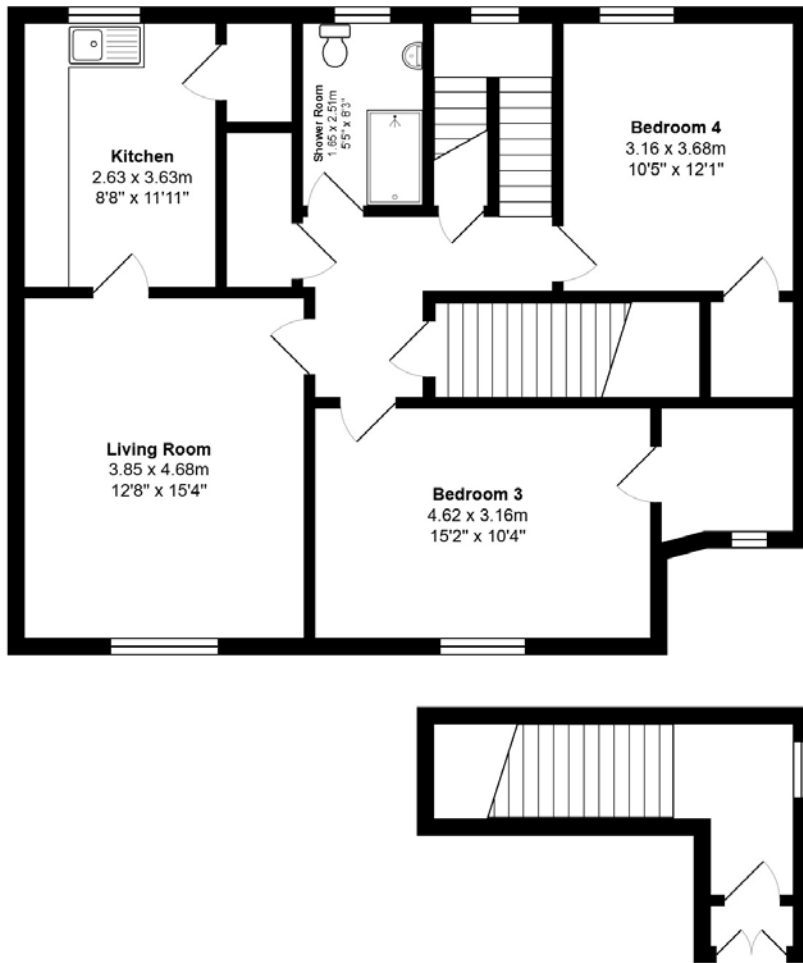
One of the standout features of this double upper flat is the private garden, an idyllic sanctuary within an urban setting. This outdoor space presents an opportunity to create a serene oasis, perfect for alfresco dining, gardening, or simply unwinding.

In summary, this spacious four-bedroom double upper flat in Chesser offers a wealth of potential for buyers seeking a property to renovate and personalise. 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.

EXTERNALS

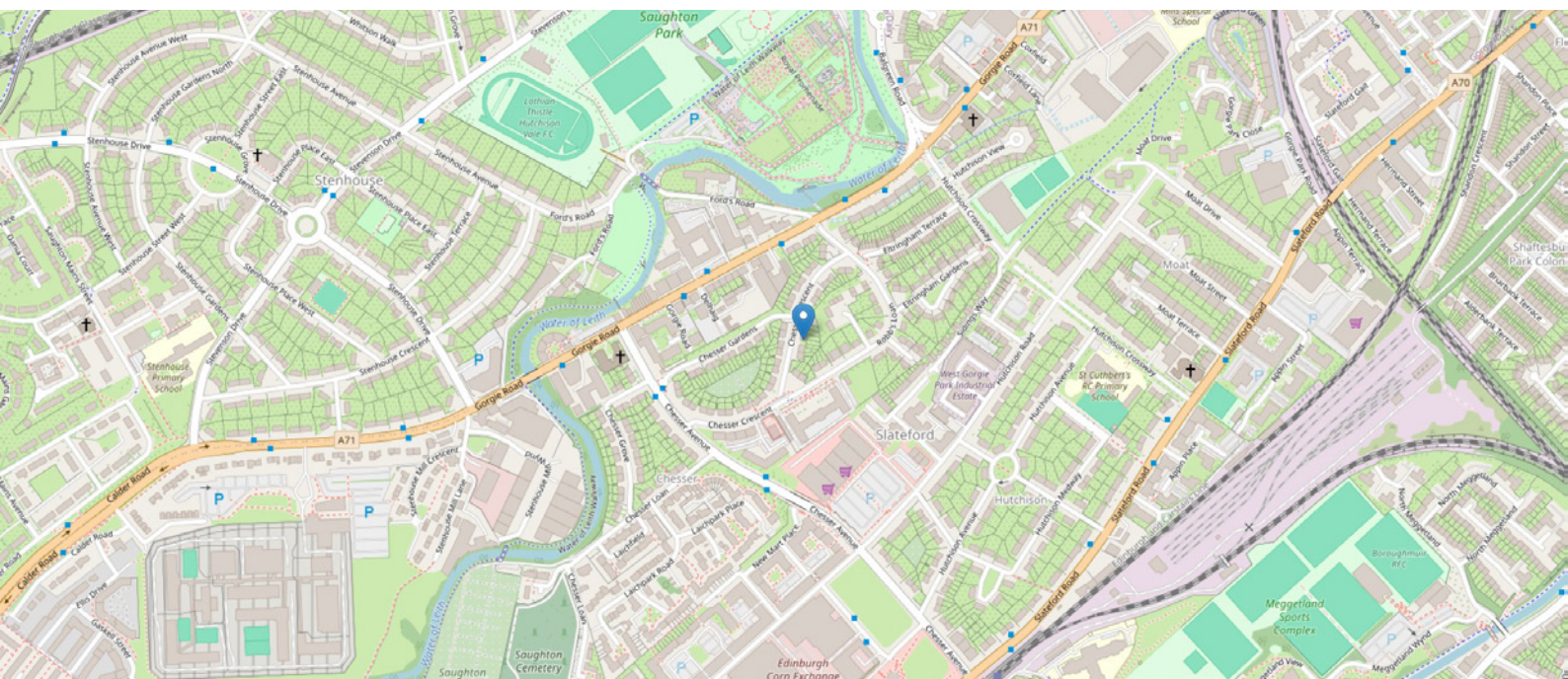


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 124m² | EPC Rating: D



THE LOCATION

Chesser is a popular Edinburgh suburb that offers a vibrant lifestyle with a strong sense of convenience and community. A wide range of amenities can be found close by, including supermarkets, gyms, cafés and everyday shopping at Edinburgh West Retail Park, as well as a variety of bars, eateries and services along nearby Slateford Road. For leisure and outdoor enjoyment, Harrison Park and the Union Canal are within easy reach, providing attractive routes for walking, cycling and running.





The area benefits from excellent transport links that make travel around the city straightforward. Regular bus services connect the area to the city centre and wider Edinburgh, while Slateford train station offers quick access to Edinburgh Waverley and other destinations. The city bypass, M8 and routes towards Edinburgh Airport are also conveniently close for those travelling by car. This well-connected location supports an active lifestyle with easy access to both urban attractions and green spaces.



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