

86/2 Chesser Crescent

EDINBURGH, EH14 1SE



Contemporary two-bedroom ground floor flat with landscaped grounds and residents' parking



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this contemporary two-bedroom ground-floor flat to the market. The property forms part of a contemporary development with landscaped grounds and residents' parking in the sought-after area of Chesser. The property is presented to the market in excellent internal condition and would make a fantastic first-time buy, or sound buy-to-let investment.

LIVING ROOM/KITCHEN



Accommodation is focused on a spacious open-plan kitchen/living room which is the epitome of modern living. With wonderful levels of natural light, there is ample floor space for a variety of different furniture arrangements that will give the new owner plenty of flexibility to create their ideal entertaining space. The kitchen incorporates a good range of base and wall-mounted units with a supporting island. This gives plenty of prep and storage space alongside a range of integrated and freestanding appliances.





Bedroom one is a large double bedroom with two integrated wardrobes and an en-suite shower room. Bedroom two is also a full-size double with integrated storage. The internal accommodation is completed by a stunning bathroom which is partially tiled and includes a three-piece white suite with shower over bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2

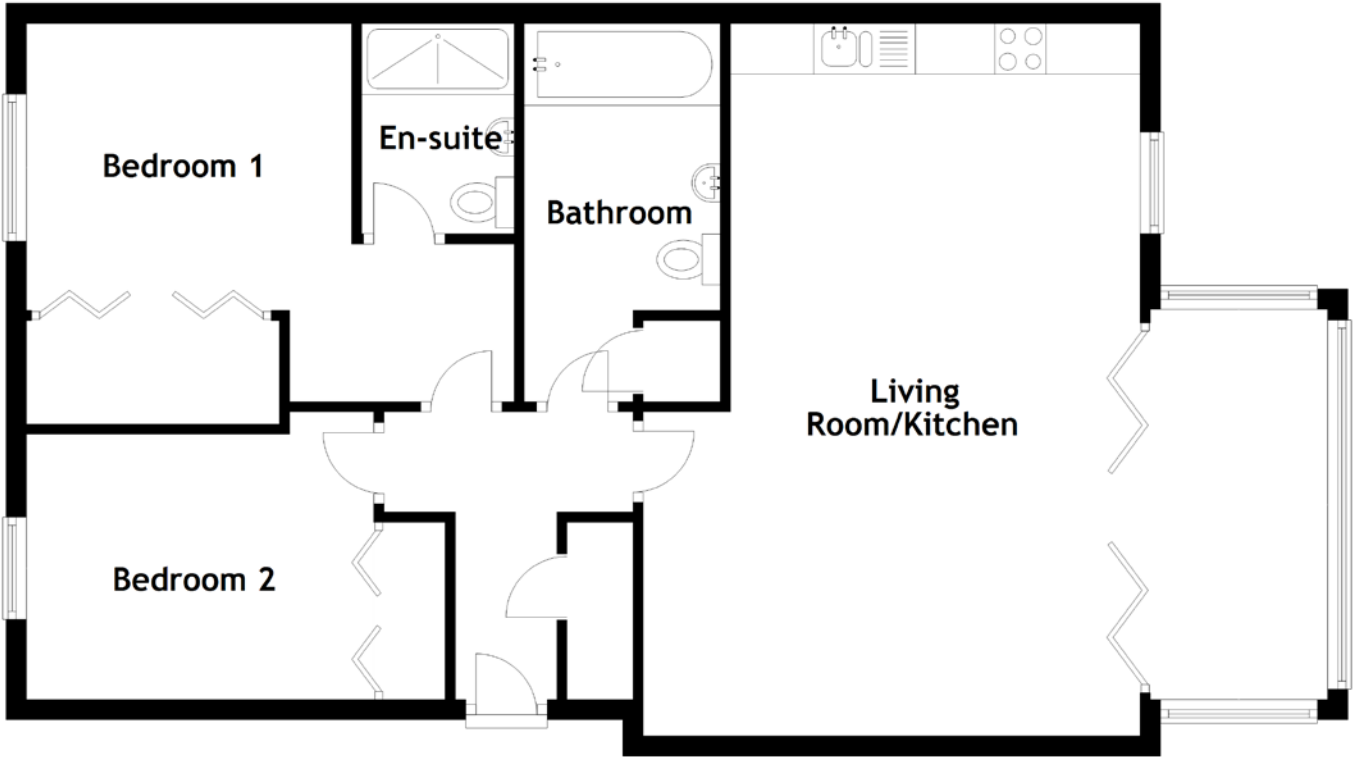


Further benefits include gas central heating, double glazing, residents' carpark, further unrestricted on-street parking and a secure entry system.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



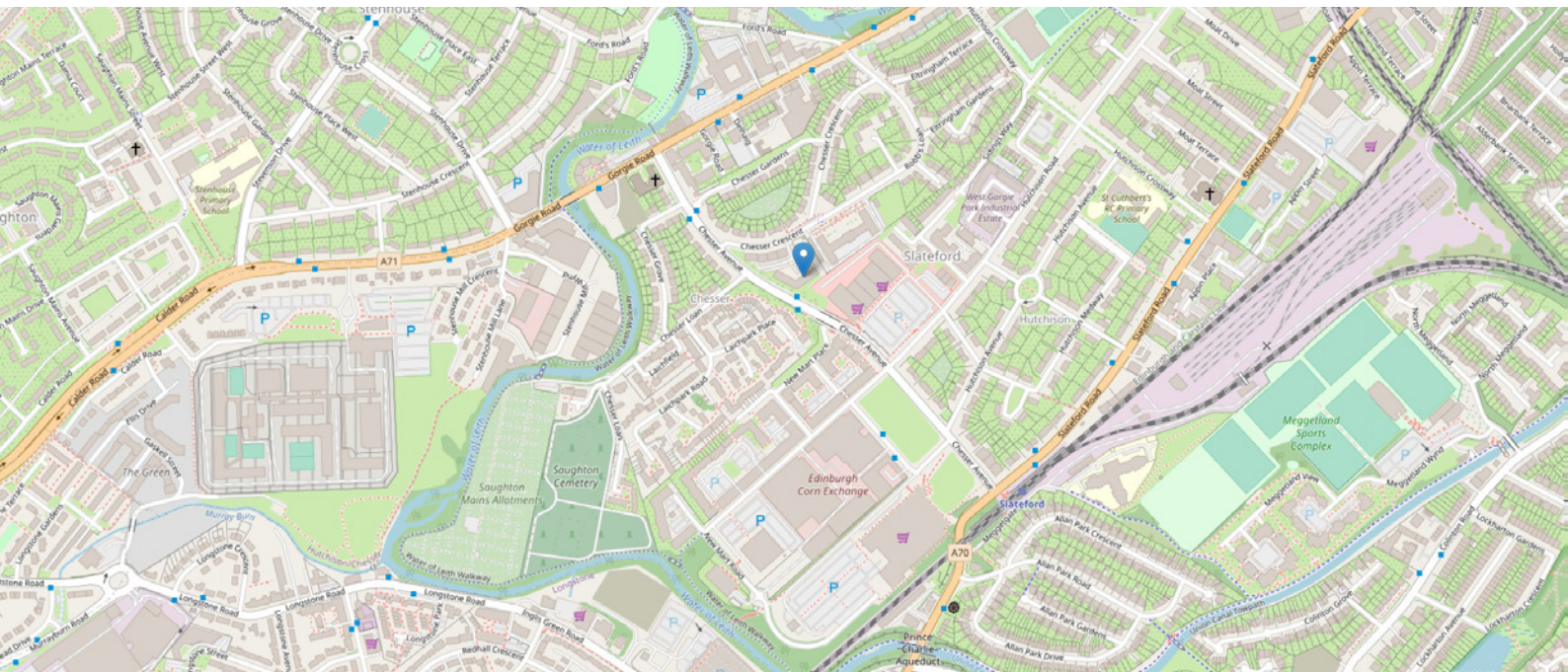
Approximate Dimensions (Taken from the widest point)

Living Room/Kitchen 6.79m (22'3") x 6.75m (22'2")
 Bedroom 1 4.80m (15'9") x 3.72m (12'2")
 En-suite 2.07m (6'9") x 1.50m (4'11")

Bedroom 2 3.42m (11'3") x 2.83m (9'3")
 Bathroom 3.72m (12'2") x 1.93m (6'4")

Gross internal floor area (m²): 77m²
 EPC Rating: C

VIRTUAL TOUR



THE LOCATION

Chesser is a popular and convenient area of the city, lying approximately 2 miles west of the city centre, to which there are excellent public transport services. Locally, there are a wealth of shops and services within a few minutes on foot. These include a 24 hour Asda, a large branch of Aldi, a Costa Coffee house and a Marks & Spencer Food Hall to name but a few.





There is a Nuffield and a Pure Gym Health and Fitness Club, a bowling alley, 5-a-side football pitches and the Corn Exchange Exhibition and Entertainment Venue are also immediately to hand. The nearby and pleasant open spaces of Saughton Park with its Sports Complex, skate park, play park and rose garden offer plenty of opportunities to enjoy the open air, and there are several local access points to the city's cycle path network and delightful leafy riverbank walks by the Water of Leith. Craiglockhart Dell and the Union canal towpath are also within close proximity. The city by-pass, Edinburgh International Airport and the central motorway network are readily accessible'



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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