

27/2 Hutchison Place

EDINBURGH, EH14 1QJ



Charming two-bedroom flat with private garden in the heart of Slateford



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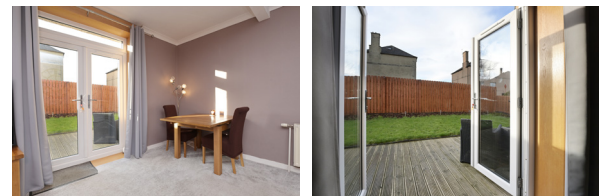
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McEwan Fraser Legal is delighted to present this beautifully presented two-bedroom flat, located in a popular residential area of Edinburgh. The property is accessed via a well-maintained communal entrance, leading to a bright and welcoming hallway. Plush carpets and two-tone painted walls create a homely atmosphere as soon as you enter.

THE LIVING ROOM



The living room is a warm and inviting space, painted in cosy tones and complemented by newly fitted carpets. French doors open directly onto the private garden, seamlessly blending indoor and outdoor living. The room also offers plenty of space for a dining table, making it perfect for both relaxing and entertaining.

THE KITCHEN



The modern kitchen has been finished with dark cupboards, beautifully contrasting with the wooden surfaces and blue feature tiles that add a pop of colour. A large window fills the space with natural light, while feature lighting ensures a bright atmosphere year-round. The kitchen offers ample storage, keeping the area tidy and functional.





The main bedroom is a generously sized double. Spotlight lighting keeps the space bright and fresh. The second bedroom is a versatile double room, currently decorated with lilac tones and children's wallpaper. It offers enough space to accommodate a double bed or could be easily transformed into a home office or guest room. A large window ensures the room is filled with natural light, adding to its bright and airy feel.

The well-sized bathroom features a combined bath and shower, with white tiling and bright finishes that create a clean, fresh look. A window allows for natural ventilation and light.

THE BATHROOM



BEDROOM 1



BEDROOM 2



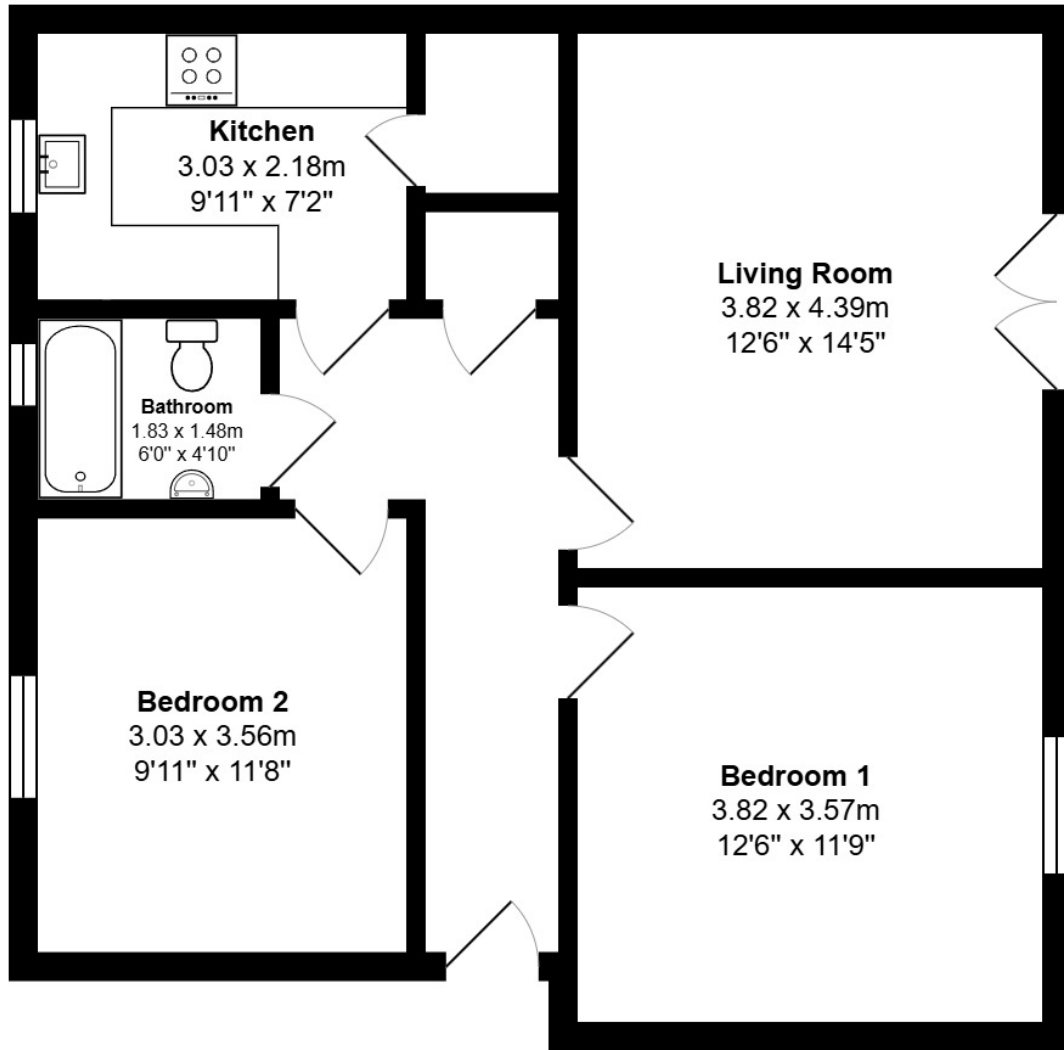
French doors from the living room lead directly to a private, fenced garden offering privacy. The garden features a decked area, perfect for outdoor dining or socialising during the summer months.

This property is situated in a popular residential area in Edinburgh's Slateford district known for its many amenities and convenient transport links. Slateford Train Station and regular bus routes offer quick and easy access to Edinburgh city centre, making this location perfect for commuters.

EXTERNALS

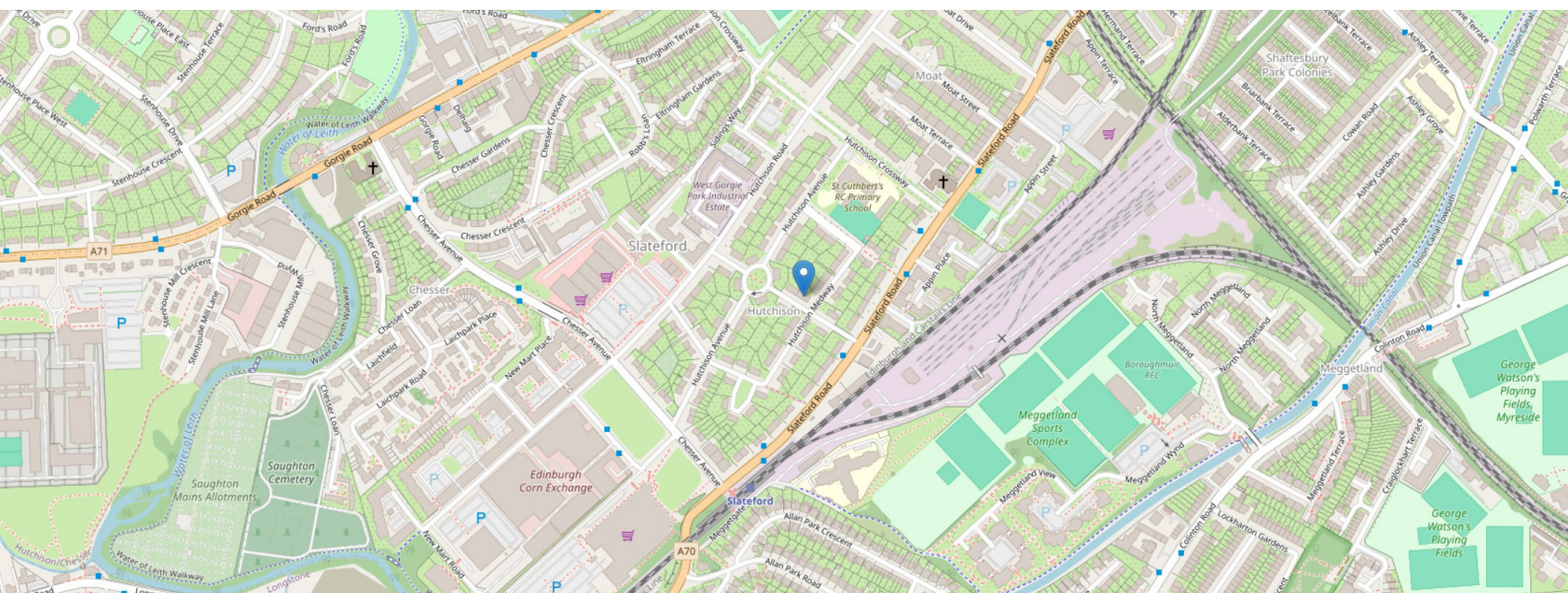


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 65m² | 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 and these can supply all daily requirements. 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.

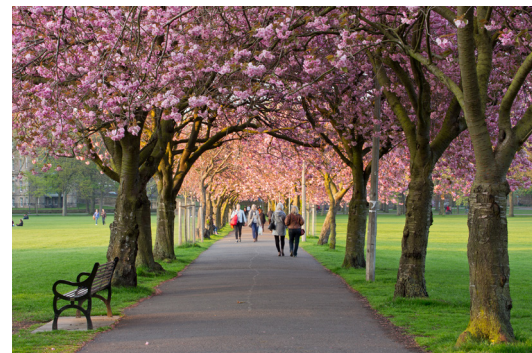




The Edinburgh city bypass, which passes conveniently nearby, gives quick and easy access to the motorway systems of East, West and Central Scotland and therefore the property maybe of particular interest to anyone required to travel perhaps in connection with work.

Edinburgh's entertainment facilities tend to be very highly concentrated in 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.



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