McEwan Fraser Legal
Solicitors & Estate Agents

Flat 3, 84 Chesser Crescent

EDINBURGH, EH14 1SE



SPACIOUS, MODERN TWO-BEDROOM TWO-BATHROOM OPEN PLAN FLAT WITH PARKING



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Occupying a desirable first-floor position within an attractive modern development, this spacious two-bedroom flat offers a superb combination of contemporary interiors, practical accommodation and a peaceful residential setting. Tucked away in a quiet cul-de-sac, the property enjoys a sense of privacy whilst being well placed for everyday amenities and transport connections.

THE PROPERTY

The accommodation has been thoughtfully arranged to provide a comfortable and versatile home, with the standout feature being the superb open-plan living space. Combining the lounge, dining area and kitchen into one sociable setting, this notable room is enhanced by floor-to-ceiling windows which allow for plenty of natural light. The kitchen has a modern finish with a central island providing a natural focal point, alongside ample worktop space and a selection of appliances including an oven, hob, extractor fan, dishwasher, washer/dryer and fridge.












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THE PROPERTY

Both bedrooms are generously proportioned and benefit from fitted wardrobes, providing valuable storage without compromising floor space. The principal bedroom also enjoys the convenience of its own en-suite shower room, whilst there is also a separate family bathroom, complete with a shower over the bath. A particularly useful feature of the bathroom is the generously shelved storage cupboard.

















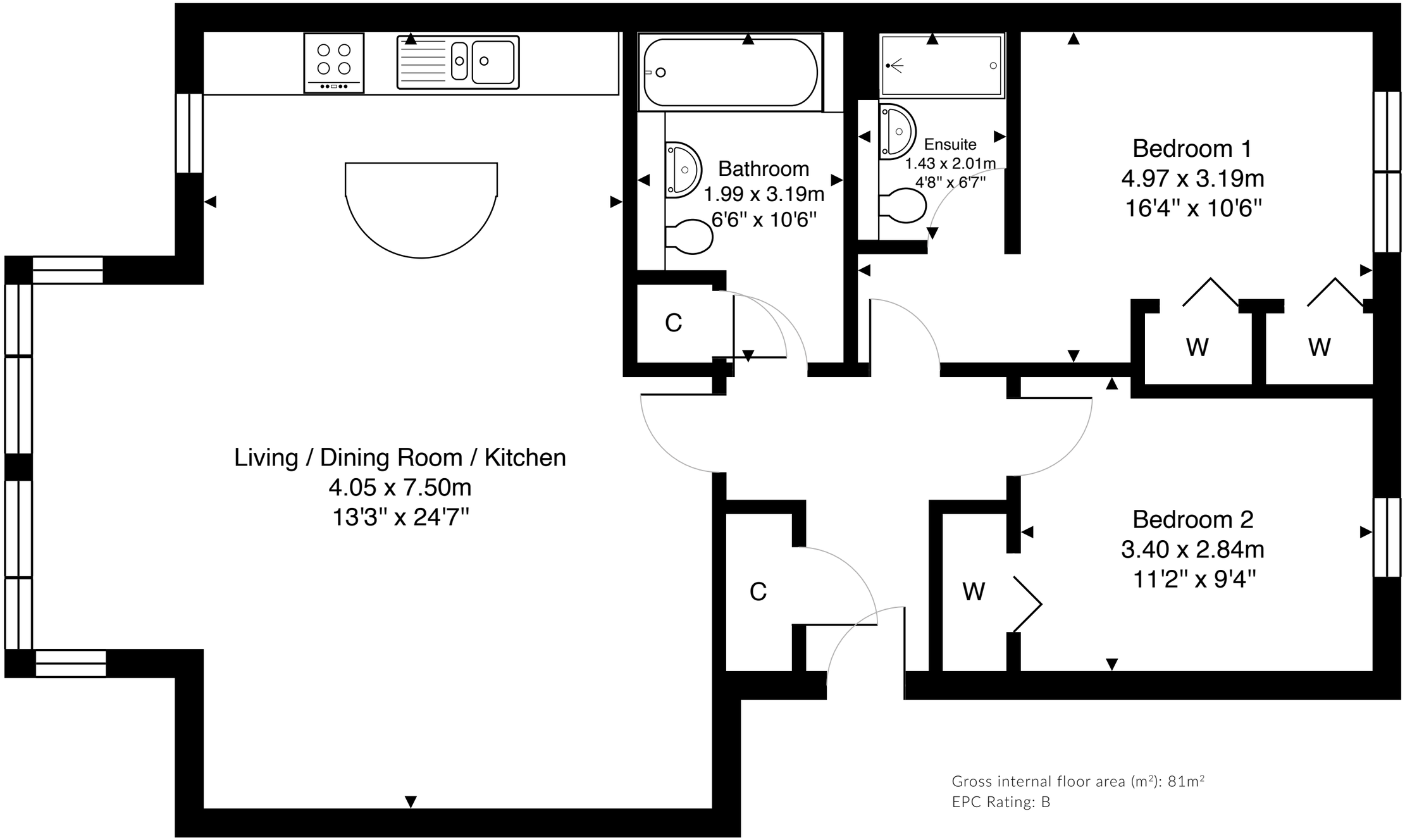




THE PROPERTY

The property is entered through a secure communal entrance and maintained stairwell, with an internal hallway connecting the accommodation. An additional hallway cupboard provides further storage and accommodates the freezer. Gas central heating, via a combination boiler housed in the kitchen, together with double glazing throughout, adds to the home's everyday comfort and practicality and helps reduce energy bills.





Gross internal floor area (m^2): 81m^2
EPC Rating: B

THE PROPERTY

Outside, residents can enjoy the well-tended communal grounds surrounding the building, along with the convenience of unallocated parking.

Offering an appealing balance of space, modern design and low-maintenance living, this is an excellent opportunity to acquire a comfortable home in an established residential development.

Viewings available upon request.









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 Aldi, ASDA and Marks and Spencer supermarkets, gyms, cafés and everyday shopping at Edinburgh West Retail Park, as well as a variety of nearby bars, eateries and services. For leisure and outdoor enjoyment, Saughton 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.











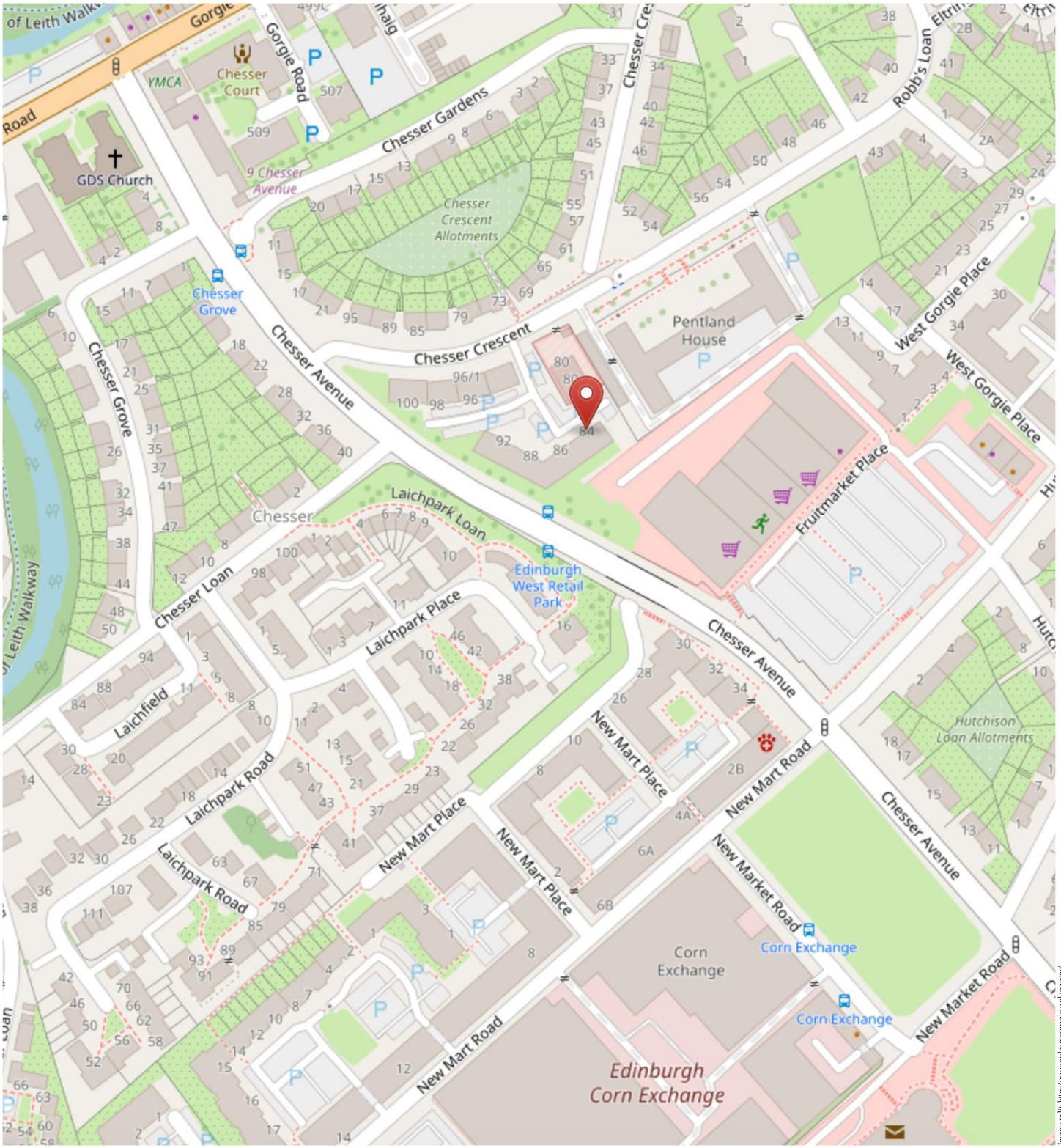


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