

# 27/3 Hutchison Place

EDINBURGH, EH14 1QJ



*Spacious two-bedroom first-floor flat with private garden*



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This bright and generously proportioned two-bedroom first-floor flat offers comfortable and well-balanced accommodation, ideal for a range of buyers.

# THE LIVING ROOM



The spacious living room offers excellent natural light and ample room for both living and dining. The galley-style kitchen is finished in warm, inviting décor, creating a welcoming and practical space for everyday cooking.

# THE KITCHEN





Both double bedrooms are ample in size, providing excellent space for freestanding furniture and storage. The modern bathroom is stylishly presented, complementing the overall homely feel of the property.

## THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2



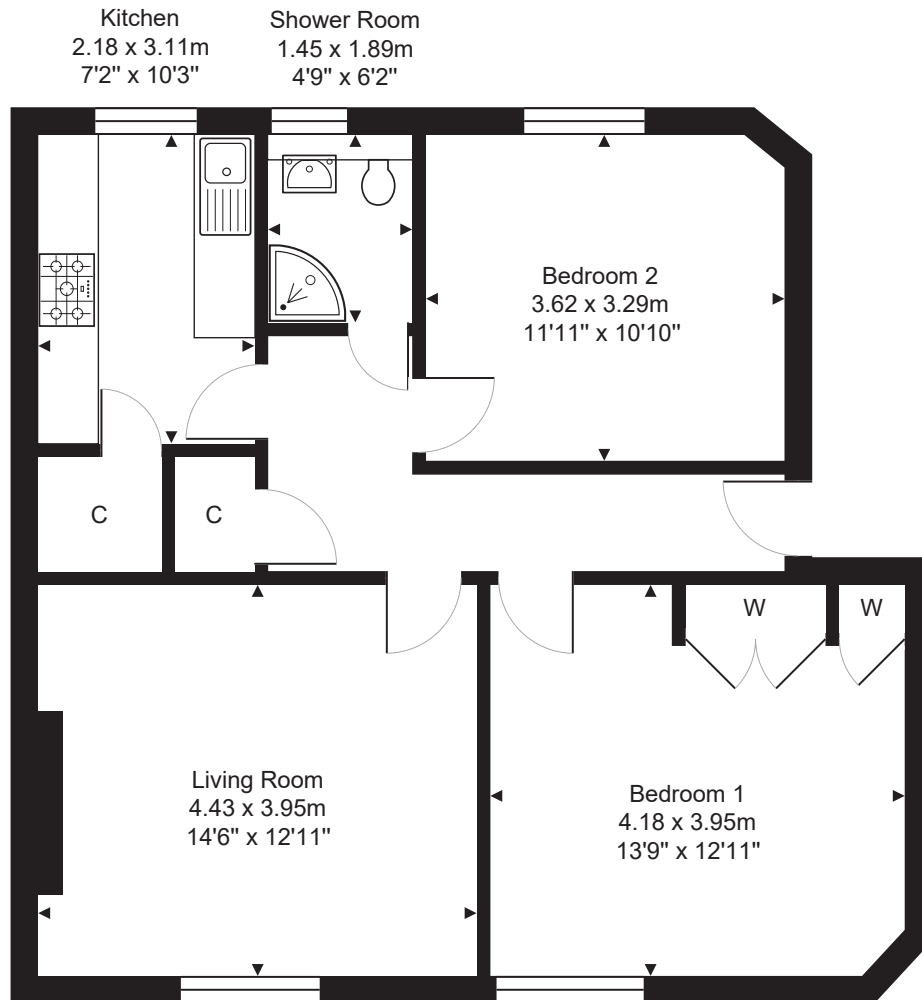
Further benefits include a private enclosed garden, perfect for relaxing or entertaining, as well as convenient on-street parking.

With its spacious layout, appealing interiors, and desirable outdoor space, this attractive flat presents a fantastic opportunity for first-time buyers, professionals, or downsizers alike.

# EXTERNALS

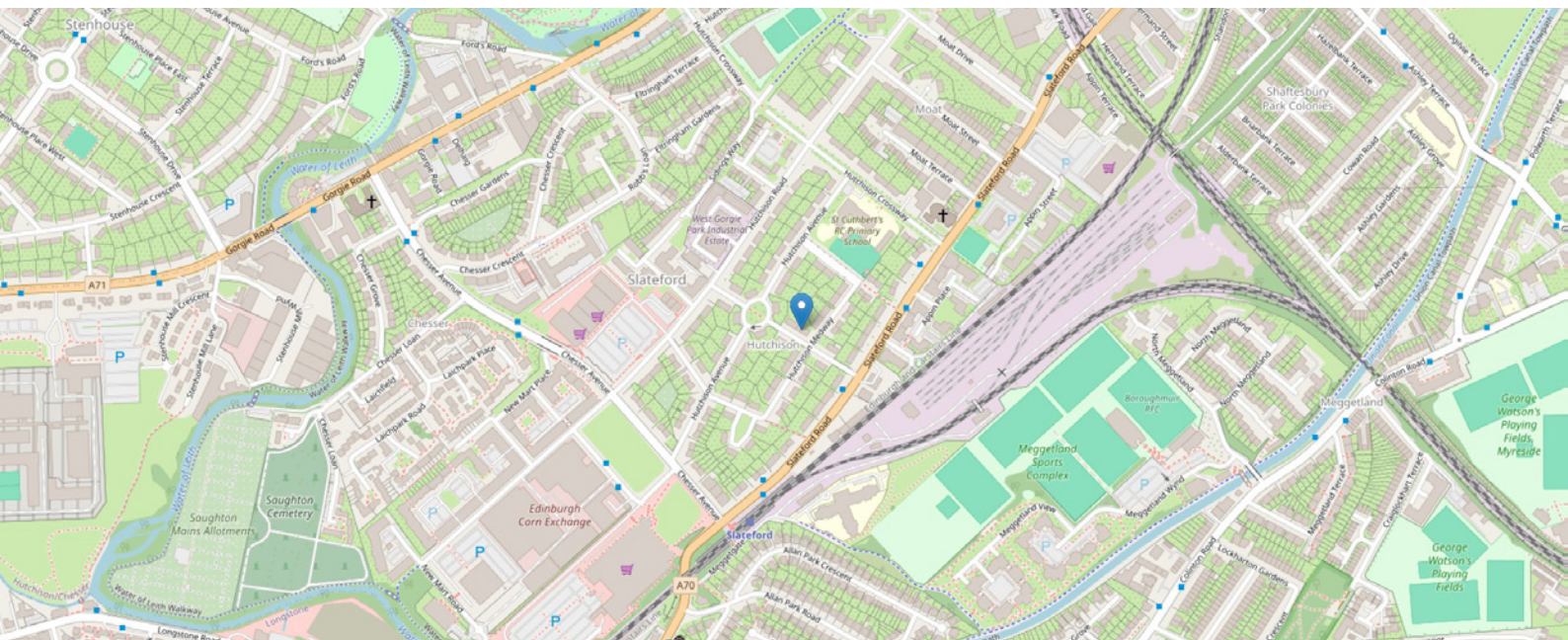


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 69m<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, and these can supply all daily requirements. Should more specialised shopping be required, the nearby areas of Morningside and indeed the city centre can 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 may be 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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