



lindsays

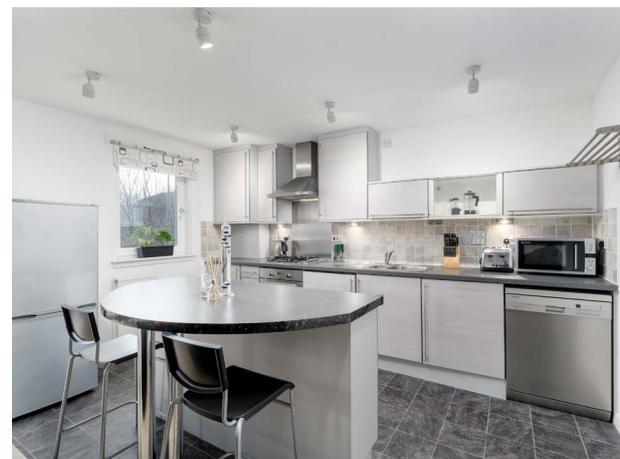
86/3 Chesser Crescent
Chesser, EH14 1SE

"An attractive, spacious and beautifully presented modern first floor flat"

- Well-presented first floor flat
- Spacious sitting and dining room open to kitchen
- Master bedroom and en-suite shower room
- Second double bedroom
- Bathroom
- Gas central heating
- Double glazing
- Residents parking

EPC Rating B

OFFERS OVER £220,000



Description

An attractive, spacious and beautifully presented modern first floor flat. The property is situated in the popular Chesser area to the west of Edinburgh's city centre and benefits from double glazing, gas central heating and residents parking. Of particular note is the well-proportioned open-plan sitting, dining and kitchen area. The kitchen is well-equipped with gas hob, electric oven, dishwasher and washing machine. Both bedrooms benefit from built-in wardrobes and the master bedroom also has an ensuite shower room. Completing the internal accommodation is the family bathroom. Outside, there are well-maintained communal areas, two bins stores and a lockable bike store.

Area

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. Both 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. 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.

Viewing

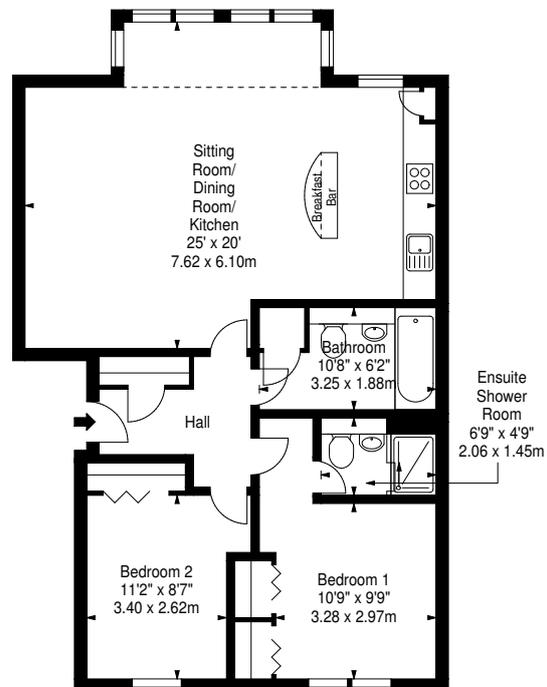
Sunday 2-4pm or by appointment contact Lindsays on 0131 229 4040



Chesser Crescent,
Edinburgh,
Midlothian, EH14 1SE



Approx. Gross Internal Area
873 Sq Ft - 81.10 Sq M
For identification only. Not to scale.
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First Floor

T: 0131 229 4040 E: edinburghproperty@lindsays.co.uk W: lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.