



**21 CHESSEY CRESCENT
CHESSEY
EDINBURGH
EH14 1SB**

**OFFERS OVER
£225,000**

 **CONNELL & CONNELL** WS
SOLICITORS AND ESTATE AGENTS

**BRIGHT
AND SPACIOUS
TWO BEDROOM LOWER
VILLA FLAT WITH
DRIVEWAY AND GARDENS
SET IN A POPULAR AREA
CLOSE TO EXCELLENT
LOCAL AMINITIES AND
THE CITY CENTRE**

VIEWING
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

Bright and spacious lower villa flat situated in the popular residential area of Chesser which lies approximately three miles from the City Centre. There are good local shops and facilities close by including Edinburgh West Retail Park which features a host of High Street shops, including a M&S Food, whilst a 24- hour ASDA supercentre and a Sainsbury's Superstore are also close by.

Edinburgh Corn Exchange hosts a range of events, theatre shows and exhibitions and the Corn Exchange Village, with its indoor football pitch, bowling alley, coffee shop and pub, is a great local choice. For those who like to keep fit, you have Nuffield Health Centre, Craiglockhart Leisure Centre, or Meggetland Sports Centre to choose from.

Regular bus services run close by giving good and quick access to the City Centre and surrounding areas. Slateford Train Station and a tram stop at Balgreen are also close by.

Internally the property offers bright and spacious accommodation and benefits from gas central heating, double glazing and good storage facilities.

Plans to extend the kitchen and shower room, with both planning approval and building warrant approval in place, are available on request.

A driveway provides off street parking. Private gardens to front and rear.



PROPERTY DETAILS

- * Entrance Vestibule with door to hall.
- * Welcoming Hall with deep under stair cupboard.
- * Bright and spacious Lounge with large windows to front. Feature fireplace with wooden surround housing gas fire. Open shelved wall press.
- * Fitted Kitchen with matching wall and base units. The free standing cooker is included in the sale together with the washing machine. Ample worksurfaces with integrated stainless steel sink with drainer and tiled splashback. Large cupboard with window to rear, the fridge/freezer is also included in the sale. Door to garden. Window to rear overlooking garden.
- * Large Master Bedroom with windows to front. Extensive built in wardrobes with hanging space and shelving and additional high level cupboards.
- * Second large Double Bedroom with window to rear overlooking garden.
- * Shower Room with white two piece suite comprising wash hand basin with vanity units below and WC. Shower compartment with electric shower. Extractor. Heated towel rail.

Energy Efficiency Rating: D



EXTERNAL

A driveway provides off street parking. The front garden is laid with decorative stones for ease of maintenance. There is a large and enclosed garden to the rear of the property which features a patio with space for garden furniture and a good sized lawn bordered with established plants and shrubs. The garden shed is included in the sale.





Ground Floor

Approx. 70.5 sq. metres (758.8 sq. feet)



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Photographs and Floorplan by Mike Dooley Photography 07730560286



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



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* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

