

CHESSER

38 Chesser Crescent EH14 1SP

Offers over £120,000

Quietly situated and most spacious main door lower Villa well placed for public transport to and from the City Centre but located in a quiet cul de sac. The accommodation, more particularly described overleaf, comprises:- Vestibule, Entrance Hall, Living room, fitted kitchen, two double bedrooms and bathroom with shower. The property benefits from full gas central heating and most windows have been double glazed. Excellent cupboard space/storage. Private garden front and large private garden to rear with greenhouse and shed.

Viewing: Sunday 2pm-4pm or telephone agents on 0131 346 0099



Vestibule (5'11" x 4'1")

Accessed by UPVC door with double glazed window insert. Central ceiling light. Fitted carpet.

Hall (13'2" x 4'10")

Hallway with exceptionally large walk in cupboard measuring approx 10'2" x 3'6" with light and shelving. Central ceiling light. Central heating radiator. Thermostat control for central heating. Single power point. Fitted carpet.

Living room (16'4" x 12'5")



Well proportioned living room with twin double glazed windows to front. Cupboard housing meters. Central ceiling light. Shelving. Two double and one single power points. Telephone point. Chrome curtain rail. Ceiling light. Twin blinds. Access to kitchen.

Fitted kitchen (10'9" x 8'6")

Fully fitted with ample base units and stainless steel sink and drainer. Space for gas cooker and fridge. Two large storage areas, one with shelving. Area set aside for automatic washing machine and freezer. Window to rear and UPVC door with glazed panel. Two double and one single power points at upper level plus dedicated points. Ceiling light in living room. Central heating radiator. Linoleum floor.

Double bedroom 1 (16'5" x 12'1")



Exceptionally large double bedroom with window to rear and further high level window to side. Storage cupboard with hanging rails. Curtain rail. Vertical blinds. Central heating radiator. One double and one single power point. Fitted carpet.

Bedroom 2 (10'7" x 10'2") plus window recess

Further good sized double bedroom with windows to front. Central heating radiator. Two single power points. Fitted carpet.

Bathroom (7'10" x 5'4")

Spacious bathroom with Three piece white suite. Partially tiled on two walls. Double glazed frosted window to rear. Medicine cabinet. Central heating radiator. Chrome fittings. Shower over bath. Shower curtain and rail. Central ceiling light. Laminate wood floor.

Gardens



The garden to front is mainly made up of stone chippings with shrubs in the centre. Paving slabs on the path lead to the side and to the front door. The rear garden is a larger area with a garden shed, greenhouse and shrubs and also a paved area and area set aside with stone chippings.

Extras

All fitted carpets and curtains

Note

These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.



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