

# CHESSER

## 6 Hutchison View EH14 1RX FIXED PRICE £185,000

- *Newly modernised and superbly upgraded lower floor villa with three double bedrooms.*
  - *Quiet cul-de-sac minutes from the City Centre.*
  - *South facing aspect.*
- *Vestibule, entrance hall, living room, superb newly fitted kitchen, three double bedrooms and new bathroom with four piece white suite including separate shower cubicle.*
  - *Full gas fired central heating/combi boiler.*
  - *New fitted carpets.*
- *Private garden to front and further private and communal garden areas to the rear.*
  - *Free parking in street.*

Viewing: By appointment telephone 0781 200 8149



#### Entrance vestibule (4' x 3'10")

Accessed by solid timber door with window lights. Boxed in electricity meters. Ceiling coving. Concrete floor.

#### Entrance hall (9'8" x 3'4") and (8'9" x 3'5")

Spacious T shaped entrance hall. Central heating radiator. Ceiling coving. Ceiling light. Single power point. Sanded and varnished floor.

#### Living room (13'9" x 13'2")



Well proportioned living room with triple window to front giving bright southerly aspect. Twin wall presses. Ceiling coving. Central ceiling light. TV aerial point. Telephone point. Central heating radiator. Two double and one triple power points. New fitted carpet.

#### Kitchen (10'9" x 6'3")



Newly fitted kitchen with window to rear. Fully fitted with ample base and wall units and solid oak worktops. Stainless steel gas hob, electric oven and recycling cover hood. Stainless steel sink and drainer with monoblock tap. Hotpoint washer/dryer and fridge/freezer included. Solid oak cabinet doors with brushed steel fittings. Fully tiled splashbacks. Extractor fan. Cupboard housing Combi boiler. Linoleum floor.

#### Bedroom 1 (16'6" x 9'7")

Large double bedroom with side and rear facing windows and walk-in cupboard. Central heating radiator. Original fireplace. Ceiling coving. Three double power points. Central ceiling light. Telephone points. New fitted carpet.

**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.



#### Bedroom 2 (12'8" x 9'10")

Further double bedroom, again with window to rear. Central ceiling light. Ceiling coving. Original fireplace. Central heating radiator. Two double and one triple power points. Fitted carpet.

#### Bedroom 3 (13'3" x 8'10")

Third double bedroom, this time with window overlooking front garden. This room again retains the original fireplace. Ceiling coving. Two double and one triple power points. Central heating radiator. Telephone point. New fitted carpet.

#### Bathroom (10' x 6'1")



Superb, luxury newly fitted and enlarged bathroom with window to rear. Four piece white suite including a separate quadrant shower cubicle with curved glazed doors. Concealed cistern. Chrome taps and heated towel rail. Ceiling coving. Six recessed halogen spotlights. Extractor fan. Linoleum floor.

#### Externally

Front garden has concrete path giving access and stone chippings bordered by shrubs/plants. Separate area of private ground to the rear and communal drying green.

#### Extras

All new fitted carpets together with the new Hotpoint washer/dryer and the Hotpoint fridge/freezer along with the integral kitchen appliances are included in the sale.



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