



16 Hutchison Crossway

Chesser, Edinburgh, EH14 1RT

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Enjoying tasteful contemporary interiors, enclosed low-maintenance gardens, and unrestricted on-street parking, this two-bedroom, two-bathroom end-terraced house will appeal to professionals and young families; quietly located in popular Chesser, close to open green spaces and local shopping, and less than two miles from Haymarket station and the West End. The newly constructed home is perfectly presented with a blank canvas of easily adaptable neutral décor.

On opening the front door, the immaculate decorative finish is instantly apparent in the entrance hall and adjoining reception room, whose stylish and practical oak-inspired flooring continues seamlessly through the home. The sunny reception room (with incorporated storage) allows for both comfortable seating and a dining table and benefits from social open access to the kitchen, which, in turn, opens onto the rear garden. The ultra-modern kitchen features sleek fully integrated cabinets in statement navy blue, complemented by dove-grey subway tiling. The neatly fitted appliances comprise a fridge freezer, an oven, and a gas hob with a feature hood. Space and plumbing for a washing machine can be found upstairs. Completing the ground floor is a good-sized single bedroom, also ideal as a home study, and a partially aqua-panelled shower room including a deluxe rainfall shower and vanity storage.

Features

- Appealing city location
- New end-terraced home with neutral décor
- Entrance hall
- Southwest-facing living/dining room with kitchen access
- Stylish integrated kitchen with garden access
- Luxury principal suite with storage and a four-piece bathroom
- One single bedroom/home office
- Deluxe shower room
- Large south-facing front garden
- Rear garden, both fully enclosed
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C





“Stylish integrated kitchen with garden access, luxury principal suite with storage and a four-piece bathroom and one single bedroom/home office”







The first floor is entirely dedicated to an impressive principal suite featuring a multi-aspect vaulted bedroom, built-in storage, and a bathroom. Offset by chic gloss-black tilework, the bathroom includes handy storage, a shower enclosure, and a bath nestled beneath a large skylight. The property is kept warm and efficient by gas central heating and full double-glazing.

Externally, the house is accompanied by generous easy-upkeep gardens, reassuringly secure for children and pets. To the front is an expansive south-facing garden promising landscaping opportunities. To the rear lies a small lawn, a shed, and a seating deck with a tranquil leafy outlook and kitchen access – perfect when entertaining in the summer months! Unrestricted on-street parking is available in the immediate vicinity.

Extras: Included in the sale are all fitted floor coverings, light fittings, and integrated appliances.

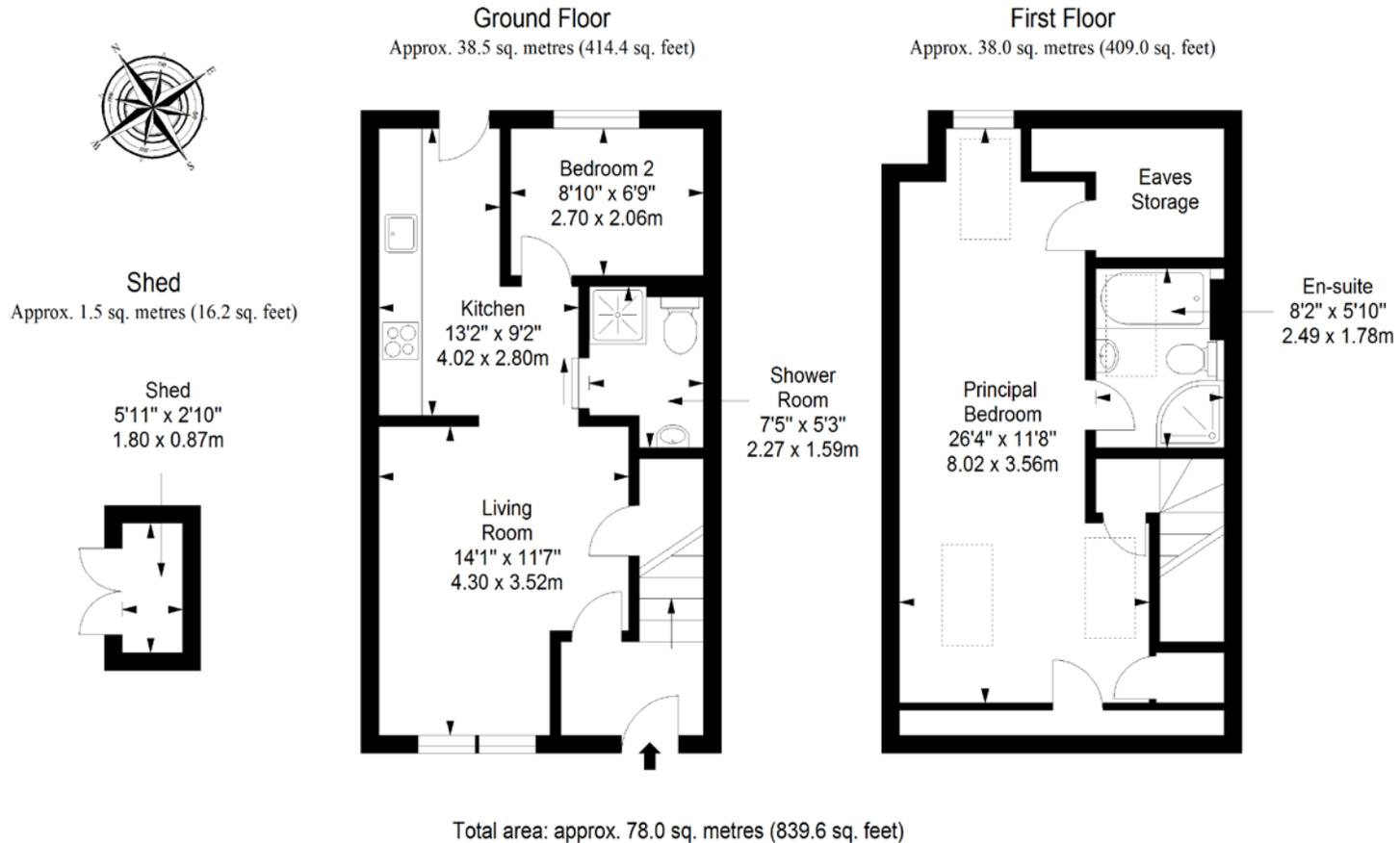
Chesser, Edinburgh

With an outstanding range of shops, recreational and sports facilities, eateries, public transport and leafy areas, it is not hard to find why up-and-coming Chesser is such a popular area. The city centre can be easily reached by bus, train or cycle alongside the Water of Leith. Edinburgh West Retail Park 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. Chesser is nestled between the Water of Leith walkway and the Union Canal, both offering tranquil and leafy paths ideal for cycling and a leisurely stroll. It offers easy access to Napier University and just a little further you will find Heriot-Watt and Edinburgh Universities. The area is well-served by a number of bus routes and Slateford train station offers regular services to Edinburgh and Glasgow. The proximity of the City Bypass and the Motorway networks make commuting fast and convenient.





Floorplan



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