



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**8 Hutchison View  
Chesser, EH14 1RX**



## UPPER VILLA

- Living Room
- Kitchen
- Three Bedrooms
- Bathroom
- Private Front & Rear Gardens
- Shared Gardens
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – D





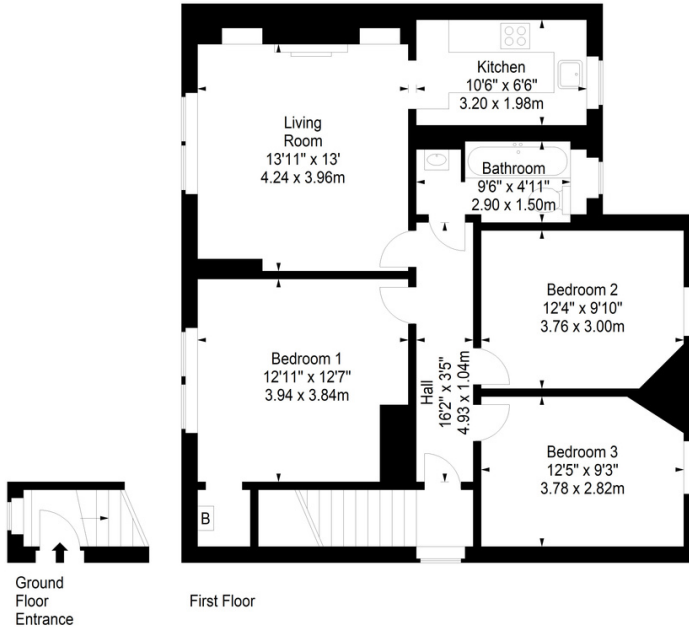
This immaculately presented upper villa with private front and rear gardens lies in a quiet cul-de-sac in Chesser, close to a variety of convenient amenities and excellent public transport links by bus or tram. The accommodation comprises; generous, south-east facing living room, modern kitchen, three good-sized double bedrooms and stylish bathroom. The property benefits from an attic providing convenient storage space with potential to extend into the attic, subject to the relevant permissions being obtained. Private gardens lie to the front and rear and there is a further communal drying green. There is free on-street parking in the area. The property is fully double glazed and has gas central heating. Included in the sale are the fitted floor coverings, curtains, cooker, hood, fridge-freezer, washing machine, dishwasher and lightshades. The appliances included are sold as seen with no warranty provided.



## Hutchison View, EH14 1RX



Approx. Gross Internal Area  
906 Sq Ft - 84.17 Sq M  
For identification only. Not to scale.  
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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