



# 12/1 Hutchison Crossway

Slateford, Edinburgh, EH14 1RT





## Property Summary

Set on the ground floor of an established development in Slateford, just a short walk from excellent amenities, scenic open spaces and transport links, this main door flat is sure to appeal to a wide range of buyers, including couples, young families, rental investors, downsizers and professionals. The flat comprises a sunny and spacious reception room, a kitchen with fitted units, two double bedrooms, and a wet room. Outside, the development offers buyers a private front garden and a small section of the rear garden, a shared drying area and a private driveway.

All fitted floor coverings and light fittings (excluding shades) are included in the sale.



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## Property Features

- Main door ground-floor flat in Slateford
- Part of an established development
- Entrance hall with built-in storage
- Sunny living/dining room with electric fire
- Kitchen with fitted units
- Sun-facing main bedroom
- Versatile second bedroom
- Wet room
- Private front garden and a small section of the rear garden
- Shared drying area
- Private driveway parking
- Gas central heating and double glazing
- EPC Rating - D









Sunny living/dining room  
with electric fire and a  
kitchen with fitted units











Sun-facing main bedroom,  
a versatile second bedroom  
and a wet room





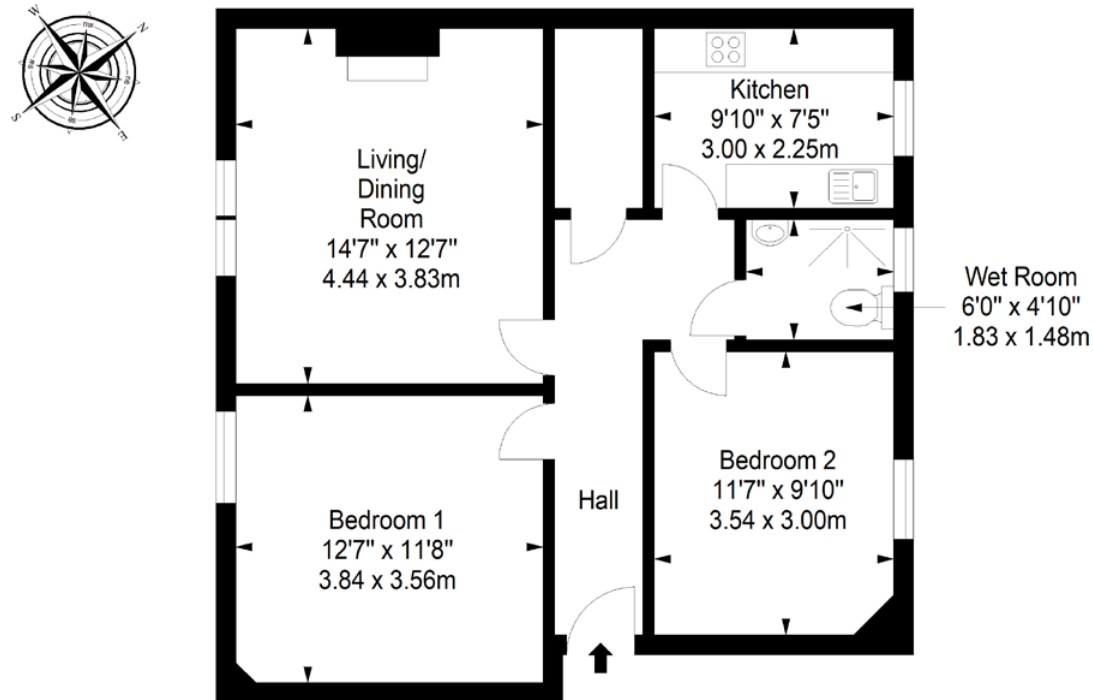




# Floorplan

## Ground Floor

Approx. 65.6 sq. metres (706.1 sq. feet)



Total area: approx. 65.6 sq. metres (706.1 sq. feet)

## All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106