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86/4 Chesser Crescent, Chesser, **Edinburgh**



## 86/4 Chesser Crescent, Chesser, Edinburgh EH14 1SE

This is a rare opportunity to acquire an extremely spacious and well maintained two bedroom flat which forms part of an established and highly sought after modern residential development ideally placed for all amenities in the extremely popular Chesser district of Edinburgh and which is available immediately.

Approached via the residents car park and entered by a communal stairwell with secured entry phone system, this first floor flat has a welcoming hallway with storage cupboard and a bright and spacious open plan living/dining/kitchen area. The stylish and modern kitchen has a selection of floor and wall mounted units, breakfast bar and central island with integrated appliances including a four ring gas hob with extractor hood and light, oven, and washing machine/drier. There is also a dishwasher and fridge which may be available through separate negotiation. The south facing dining area is big enough to seat six (ideal for entertaining) and with ceiling to floor windows is flooded by natural light. The master bedroom is generously proportioned with fitted wardrobes and en suite shower room with mains shower cubicle, wash hand basin and WC. The second double bedroom also has a fitted wardrobe and the main bathroom comes with bath and shower over, wash hand basin, WC and storage cupboard.

This well insulated and economic to run property also benefits from double glazing and gas central heating.

**EER rating :** Band B

**Property reference :** MF0163

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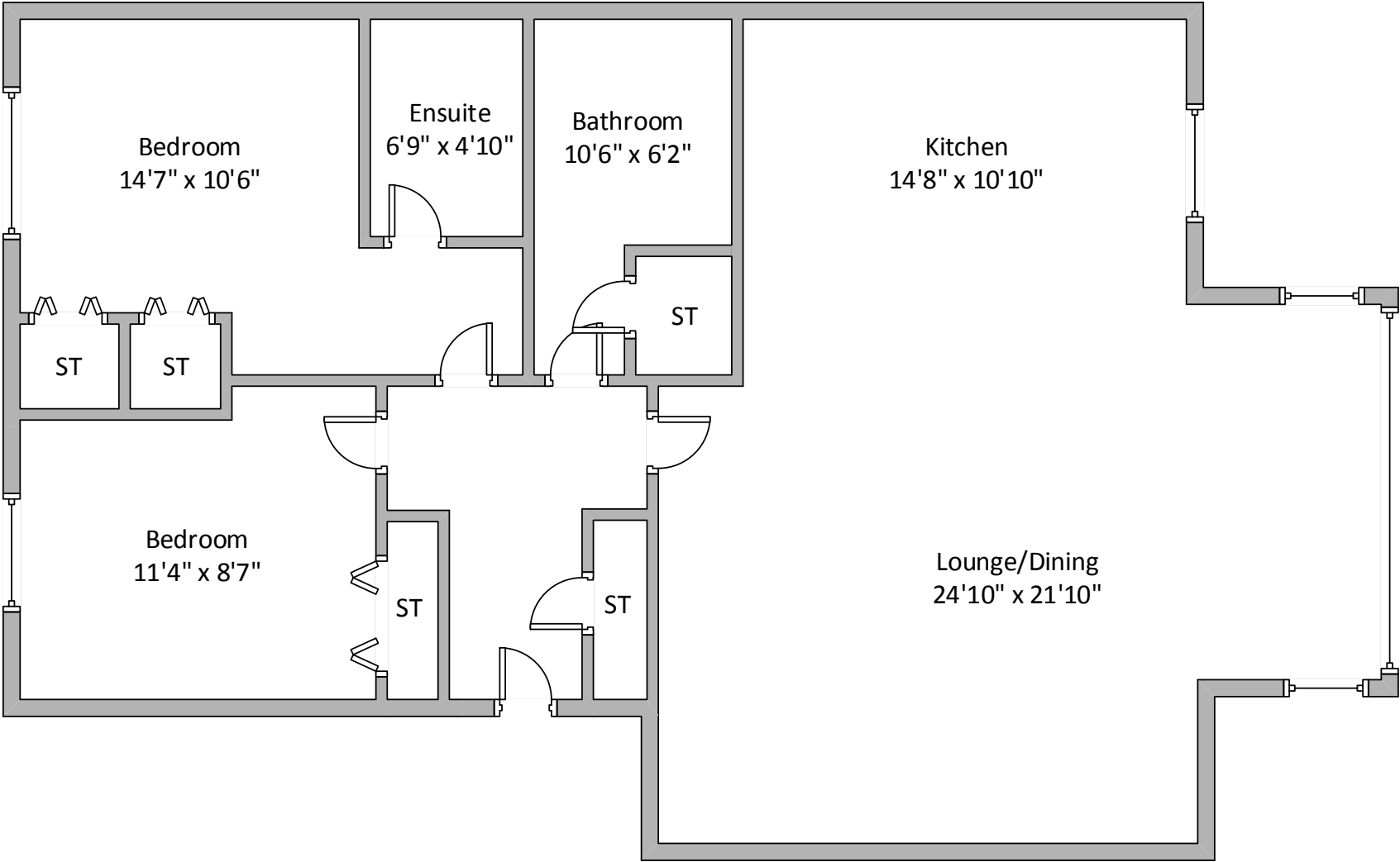












Approximate gross internal area 871.56 sq ft - 81 sq m





## Property location

Chesser is a popular residential district situated between Gorgie and Slateford Road, just beyond Saughton Park, to the south west of the city centre. It comprises a wide variety of homes ranging from the well established to those which have only been completed within the last few years. Locally, shopping could scarcely be better or more convenient. There is a wide variety of local shopping facilities including an M&S food hall and cafe and an ALDI supermarket in the adjacent Edinburgh West Retail Park and a 24 hour ASDA supermarket and two Sainsbury supermarkets also within walking distance whilst Hermiston Gait and the Gyle shopping centre are just a short car drive away. Nuffield Health Fitness and Wellbeing Gym, the Corn Exchange leisure venue with World of Football and ten pin bowling are all within a ten minute walk. From here it is a short bus ride on one of the many buses which pass through the area to Princes Street and the major department stores of the city centre. The Western Approach Road also leads directly into the heart of Edinburgh's entertainment area which lies between the West End and Tollcross where there are cinemas and theatres, all manner of bars and restaurants, indoor sports facilities and various clubs. For those who prefer open air recreational facilities, Saughton Park is just a short walk away with the wide open spaces of Corstorphine Hill and a number of local golf courses being within easy reach. Schooling from nursery to secondary level is well represented within the area with Stephenson College, Heriot Watt and Napier Universities also being located in the area. The M8/M9 motorway network can be joined at the Calder Junction offering easy access to the greater part of central Scotland and there is easy bus access (no. 300) to Edinburgh International Airport."

## Find out more...

For more information or to arrange a viewing please contact Clyde Property Edinburgh

48-50 Morningside Road, Edinburgh EH10 4BZ

**T: 0131 297 5999**

**E: [edinburgh@clydeproperty.co.uk](mailto:edinburgh@clydeproperty.co.uk)**

**W: [www.clydeproperty.co.uk](http://www.clydeproperty.co.uk)**



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