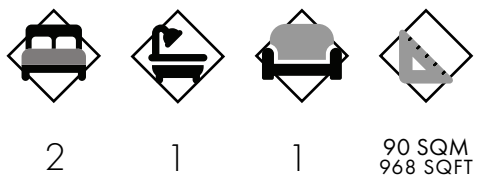
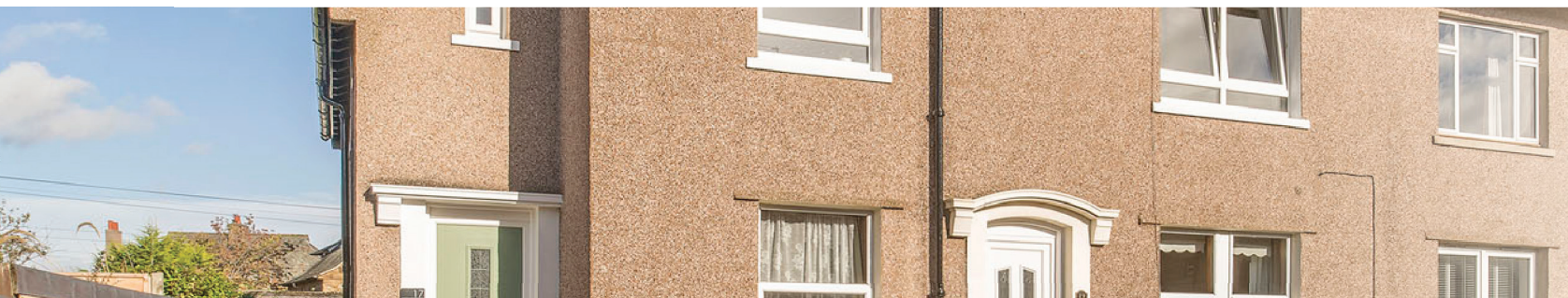


ESTATE.



17 CHESSER GROVE
CHESSER, EDINBURGH, EH14 1SZ



EPC RATING C

COUNCIL TAX BAND C

This impressive, two-bedroom upper villa is presented in true walk-in condition, enjoying high-quality fixtures and fittings and modern interior design completed to exceptional standards. The home boasts an open-plan living room and dining kitchen, as well as a large private garden and a private driveway. Furthermore, it offers a highly desirable position in sought-after Chesser, close to the Water of Leith, thriving amenities, and regular public transport links.

IN SHORT.

- Sought-after Chesser location
- Impressive first floor, two-bedroom upper villa
- Stylish, well-laid out dining kitchen
- Private driveway and enclosed rear garden
- Close to the Water of Leith Walkway
- Excellent amenities & transport links nearby



PROPERTY.

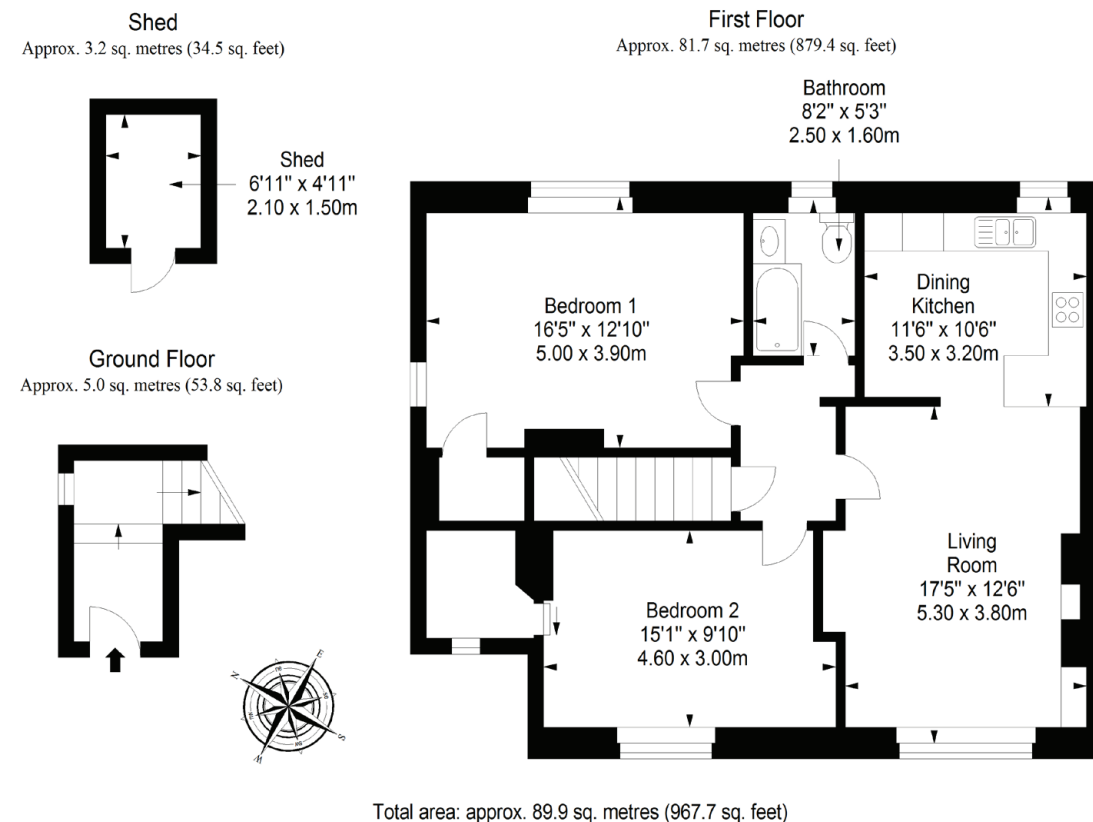
17 Chesser Grove, Chesser, Edinburgh, EH14 1SZ

Approximate Gross Internal Area
90 SQFT / 968 SQM

Not to Scale - for Illustrative Purposes Only
All measurements and fixtures including doors and windows are approximate and should be independently verified. Measurements may differ from the home report.

Nest Marketing
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DETAILS.



Included within the sale price will be all furniture, fixtures and fittings, including; curtains, light fittings and fitted flooring.



- Light-filled living room has neutral décor paired with a herringbone floor. A cosy log-burning stove sits below a wooden mantelpiece and alongside fitted shelving for display items
- An open archway leads through to the dining kitchen, which has a stylish Shaker-inspired design and a fitted breakfast peninsula. It offers generous storage as well as room for family dining. The integrated oven, ceramic hob, fridge/freezer, and washing machine benefit the streamlined finish
- Two bright double bedrooms providing floorspace for bedside furnishings, relaxed seating, and a study/vanity desk. Both bedrooms are finished in modern hues and with plush carpets, continuing the high standards.
- The dual-aspect principal bedroom also features a built-in cupboard, whereas the second bedroom has a built-in store hidden behind a sliding wooden door that adds to the room's attractive aesthetic
- The bathroom has an on-trend style and a quality three-piece suite with overhead rainfall shower and bath
- Gas central heating and double glazing throughout
- Private driveway and front garden as well as a private rear garden which is fully enclosed and well-kept, with lawn and patio





LOCATION.

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-
- Slateford Station: 800m
- Saughton Public Park: 520m
- Nearest Transport Link: 120m



Situated to the south-west of Edinburgh’s city centre, Chesser is a popular residential area. Its proximity to Gorgie Road means it is near to excellent local amenities including newsagents, takeaways, chemists and convenience stores. Aldi at Gorgie and Sainsbury’s at Murrayfield are a five-minute drive away. There are delightful outdoor spaces to enjoy such as Saughton Park, the Union Canal and the Water of Leith. World of Football at the Corn Exchange has 5 and 7-a-side football and the Corn Exchange itself plays host to a variety of live events. The Edinburgh West Retail Park features a variety of retailers including Costa Coffee and a Marks & Spencer Food Hall. Regular bus services take you to the city centre in 20 minutes and it is 7 minutes from the City Bypass connecting you to the central motorway network and Edinburgh Airport.

“Bright and spacious modern living surrounded by thriving amenities...”



Convenient location, with excellent links to the city centre



Near a variety of local amenities and eateries



CONTACT.

For more information, please contact the team:

0131 573 0873
TEAMESTATE.CO.UK

No warranty is given that any interlinked system (smoke alarms, carbon monoxide detectors and heat detectors) have been installed in this property and interested parties should make their own enquiries.