

10/4 Hutchison Cottages

EDINBURGH, EH14 1PX



Stylish two-bedroom home with great access to Edinburgh city centre



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to present this beautifully finished two-bedroom first-floor flat, located within the charming Hutchisons Cottages in Edinburgh. This home is ideal for first-time buyers, professionals, or anyone seeking a peaceful yet well-connected location in the capital. Internally, the flat has been thoughtfully modernised throughout, with stylish finishes, new flooring, and elegant panelled doors. The property boasts a bright and welcoming hallway, enhanced by modern spotlights and a large, characterful wooden front door that immediately adds charm and personality.

THE LIVING ROOM



The spacious living area is bright and airy, with large windows dressed with sleek Venetian blinds allowing in plenty of natural light. Freshly painted walls and built-in bookshelves create a modern yet cosy space to relax or entertain. There is ample room for a dining table, making it ideal for hosting.

THE KITCHEN



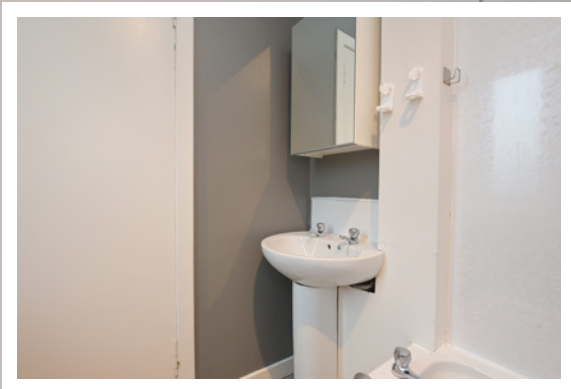
The newly refurbished sage-green kitchen is both stylish and practical, featuring lots of storage options, an integrated oven and gas cooker, and a bright window for natural light. A classic white tiled splashback adds to the modern aesthetic. The kitchen is accessed directly from the living room and benefits from a convenient storage cupboard.





The bathroom includes an integrated bath with electric shower, a window providing natural light, and a modern heated towel rail - all finished to a high standard. The main bedroom is decorated in a calming green palette and benefits from large, bright windows. The second bedroom is equally bright, with lovely pale pink panelled walls that add character and warmth.

THE BATHROOM



BEDROOM 1



BEDROOM 2

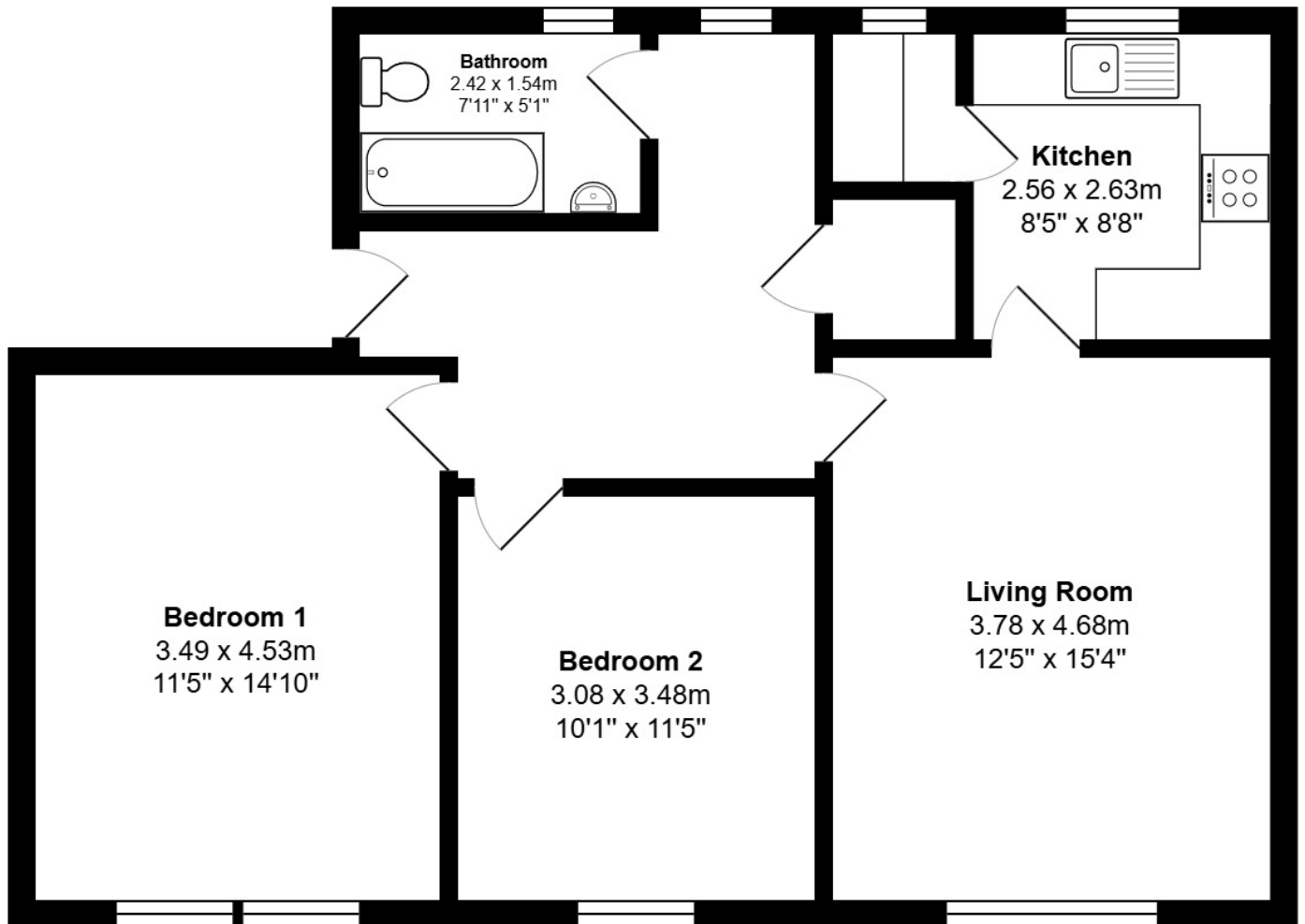


Hutchisons Cottages also has access to well-maintained communal gardens and is in a quiet, residential area offering excellent access to Edinburgh's city centre while maintaining a tranquil village-like feel. The area is well-served by local amenities, green spaces, and transport links, making it a desirable location for a wide range of buyers. Permit parking is available.

EXTERNALS

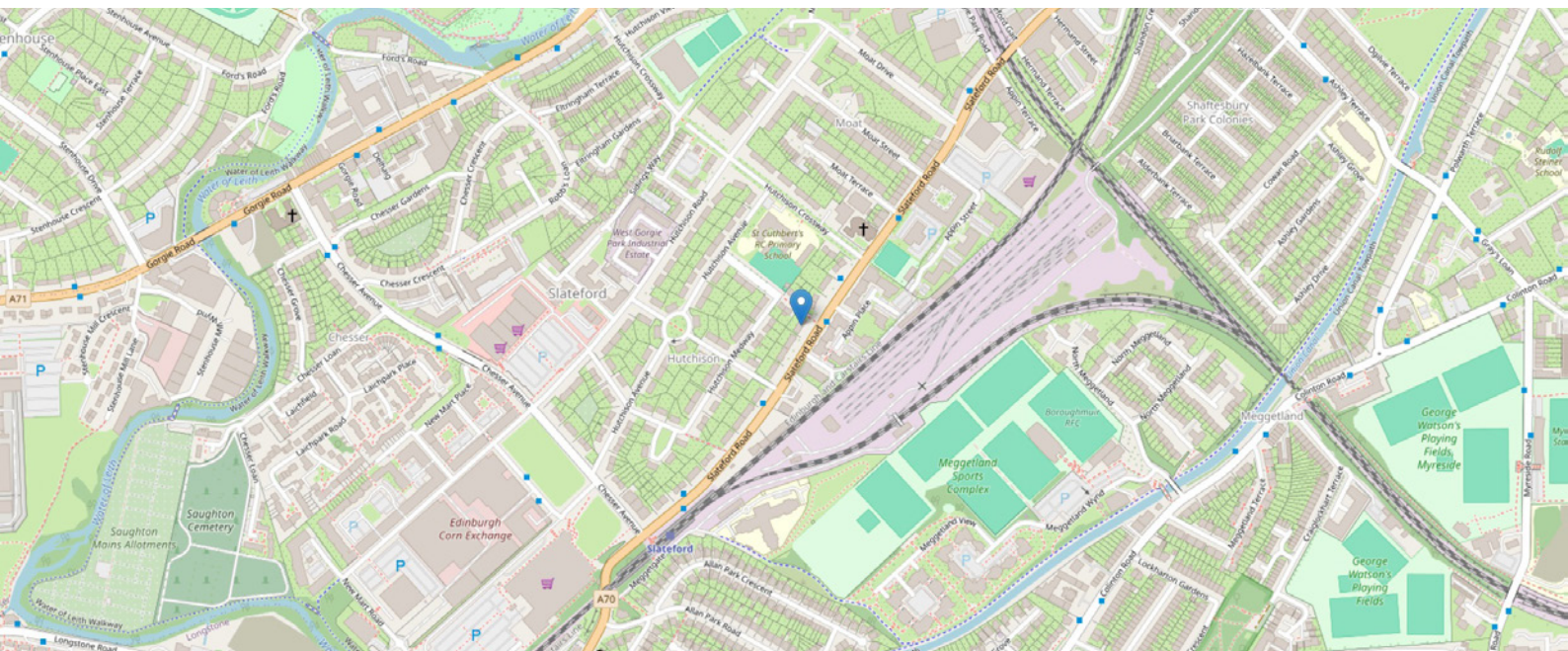


FLOOR PLAN, DIMENSIONS & MAP



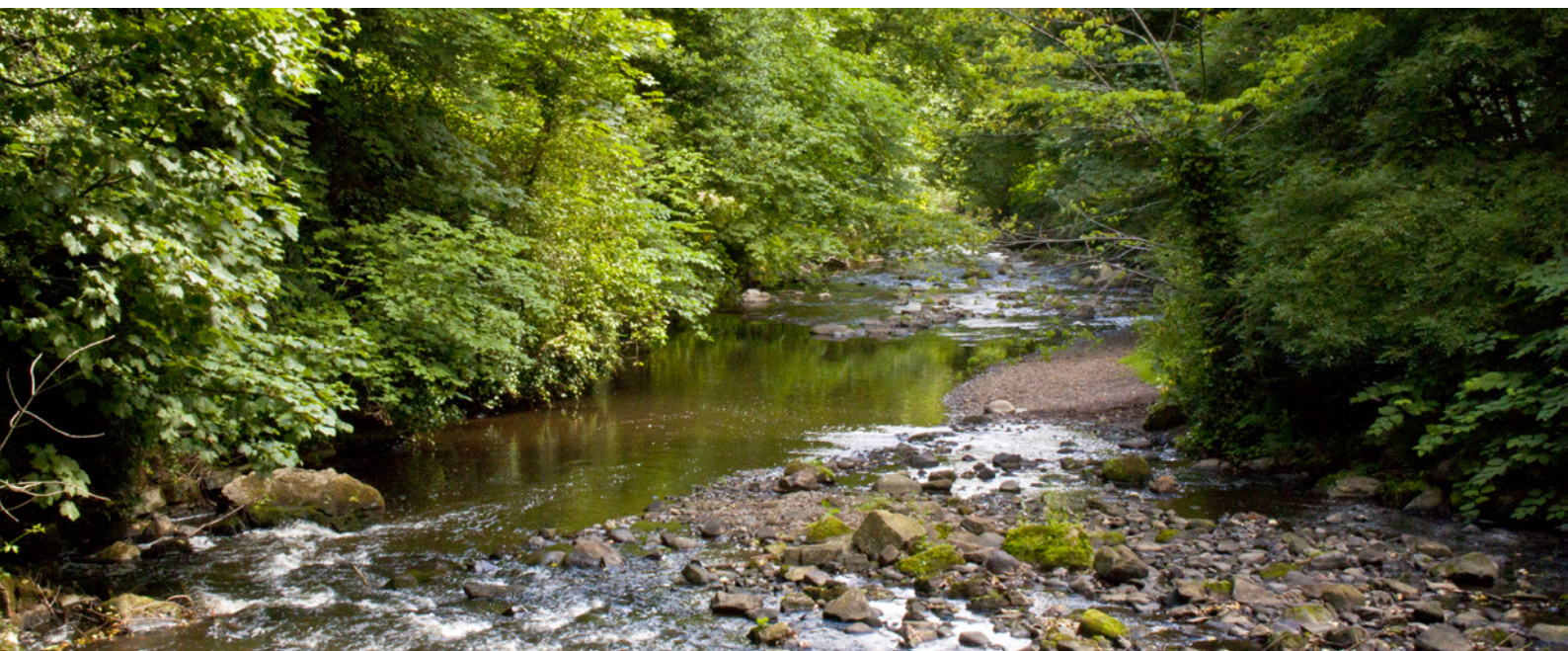
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 69m² | EPC Rating: C



THE LOCATION

Slateford is a highly sought-after residential district lying to the Southwest of the city centre and located in close proximity to the West End and Princes Street. In the immediate vicinity, there is a wide choice of shopping facilities, and these can supply all daily requirements. Should more specialised shopping be required, the nearby areas of Morningside and indeed the city centre can be accessed on foot, by car or by public transport, and here a greater range of facilities can be found.





The Edinburgh city bypass, which passes conveniently nearby, gives quick and easy access to the motorway systems of East, West and Central Scotland and therefore the property may be of particular interest to anyone required to travel, perhaps in connection with work.

Edinburgh's entertainment facilities tend to be very highly concentrated in the nearby West End. Here, there are theatres, cinemas, the Usher Hall, all manner of hotels, restaurants and bars, along with sports facilities and health clubs. If the return trip on foot is out of the question, a taxi trip will be extremely quick and inexpensive.

There is an excellent range of local schools within walking distance, both in the private and public sectors.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
ZOE CARMICHAEL
Property Transaction Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.