

**141/1 Hutchison Road  
Edinburgh EH14 1PG**

**Offers Over £175,000**

- Spacious living/dining room
- Well equipped kitchen with wall and floor mounted storage, fan assisted oven and ceramic hob
- Two generously sized double rooms providing ample storage space
- Shower room with two piece suite, rain water shower and heated towel rail
- Gas central heating and double glazing
- Well maintained private front garden and communal garden to the rear.

**Council Tax Band C**

**Tenure: Freehold**

**Annual Service Charge: N**

**Shared Ownership: N**



## Ground Floor Flat

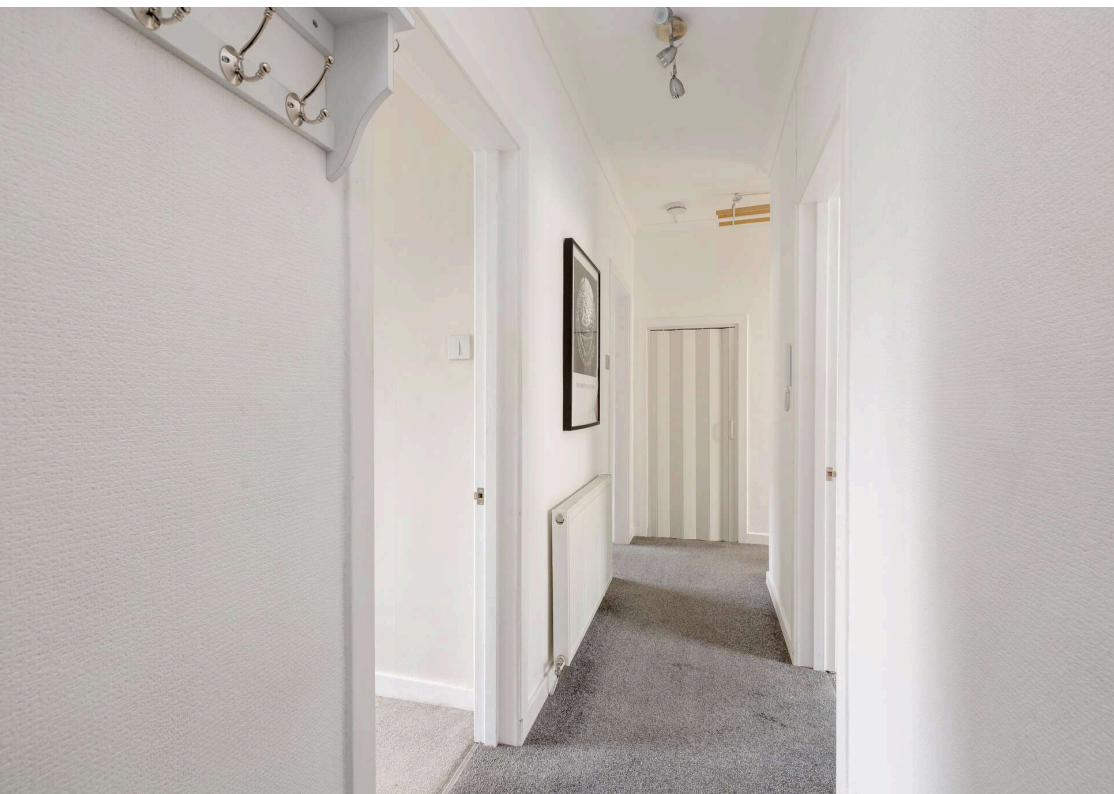
Blair Cadell are delighted to present this superb two-bedroom property, ideally located within walking distance of local amenities and offering easy access to the city centre. Perfect for first-time buyers, young professionals or downsizers, this property boasts a comfortable living space close to excellent transport links.

This accommodation features a spacious living/dining room, ideal for entertaining friends and family, storage cupboard. The kitchen is well-equipped with a range of floor and wall-mounted units, a fan-assisted oven, a ceramic hob, a fridge-freezer, and an additional storage cupboard. There are two generously sized double bedrooms, with the master benefiting from fitted wardrobes, providing ample storage space. The shower room includes a modern two-piece suite with a rainwater shower and a heated towel rail. The property benefits from gas central heating and double glazing throughout, ensuring energy efficiency. A well-maintained private front garden complements the communal garden at the rear. Free on-street parking is also readily available.

Slateford is a popular residential area which is situated to the south west of the city centre within a ten minute drive of the bypass which leads to the airport and the central belt motorway network. The city centre can be easily reached by a regular bus service. Tram and Train services are also at Haymarket station. Shopping facilities include the Edinburgh West Retail Park, 24hr ASDA, Lidl and a Sainsbury's superstore at Inglis Green, it also has great access to Murrayfield Sainsbury's as well. Recreational facilities include Nuffield and Pure gym as well as Fountain Park, the Corn Exchange Village and Murrayfield Stadium are all within walking distance. Also, nearby and only a short walk away are a variety of outdoor facilities including the Water of Leith Walkway, the Union Canal and Saughton Park & Gardens

**Viewing by appointment 0131 337 1800**

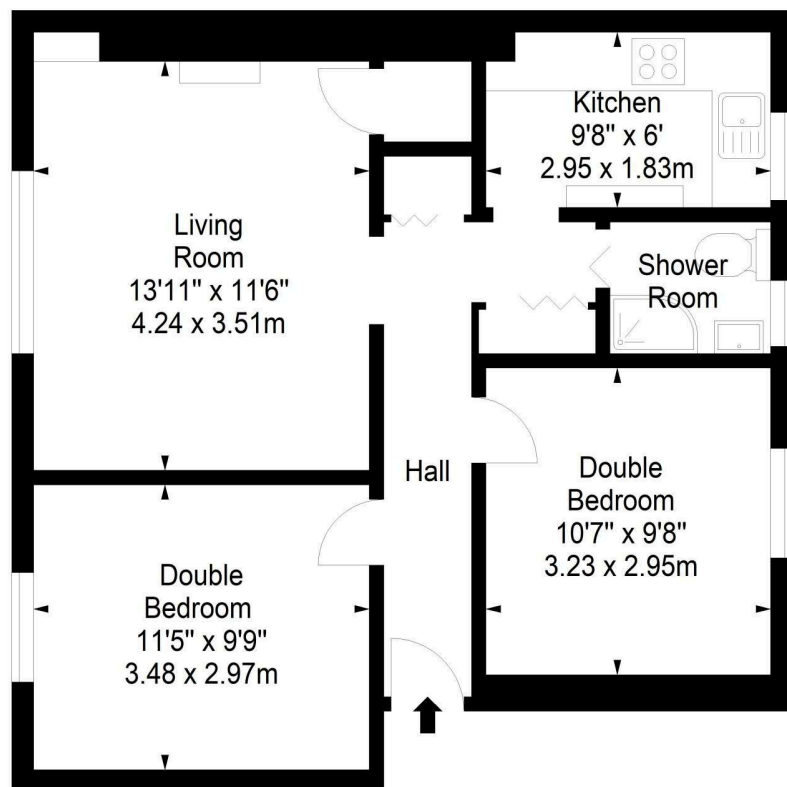




Hutchison Road,  
Edinburgh,  
Midlothian, EH14 1PG



Approx. Gross Internal Area  
595 Sq Ft - 55.28 Sq M  
For identification only. Not to scale.  
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Ground Floor



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