

# 10 Chandler Crescent, Edinburgh



Postcode: EH6 7AL

Bedrooms: 3

Council Tax: Band E



Exquisite, peaceful and modern three-bedroom duplex with gardens, secure allocated parking, private car charging and secure communal gardens

A wonderful chance to purchase a home that's perfect for almost any lifestyle in the Ropeworks development near Leith Links. It could be an ideal home for an individual wanting that bit more space, a dynamic couple or even a family. Featuring a private front garden, private rear terrace and shared secure communal gardens, you'll be free to enjoy any sunshine on Leith!

Inside, on the upper floor the open living room and kitchen look out through French doors allowing abundant light onto the decking, with the shared, secure gardens beyond.

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No warranties are made regarding the working order of appliances or systems. These particulars are not contractually binding and statements or plans are not warranted. Dimensions are approximate. Interested parties are advised to note interest with Mattac as soon as possible and in the event of a closing date the seller shall not be bound to accept the highest or any offer. Offering Solicitors are advised to use the Scottish Standard Clauses (SSC). Any Offer which does not use the SSC may be responded to by deletion of the non-standard clauses and replacement with the SSC.

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The kitchen comes with plenty of worktop space and storage, with built-in appliances, including the dishwasher; oven and hob; and fridge-freezer. The fully-tiled family bathroom has a clean, white-coloured, three-piece bathroom suite with a shower over the bath.

Two excellent sized bedrooms are located on the upper floor, one of which is currently used as a home office. The master bedroom with fully-tiled ensuite shower room is located downstairs, looking out over the front garden.

Also downstairs is the utility room, where the washer and dryer are located. It features a back door where you step into your own allocated parking space in the development's secure, private parking. The space is even fitted with your own personal electric car charger. Communal (paid for) electric car chargers have also been installed.

Gas central heating and full double-glazing mean you will never be worried about a chill in the home.



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The development itself features a very handy convenience store, meaning there's never a panic about running out of essentials. Fuller shopping trips need only a wander (or a ridiculously short drive if you're buying too much to carry) across Leith Links to the nearby Tesco. The tram stop at The Shore is a few minutes' walk, as are the many popular bars and restaurants that The Shore has to offer. Ocean Terminal, with further restaurants and leisure facilities, including a cinema, is also within walking distance. There are plenty of nearby bus routes providing easy access across Edinburgh. As for Leith Links, it's almost on your doorstep and it is a beautiful outside space appreciated by all, particularly children, parents, dog owners and even dogs!



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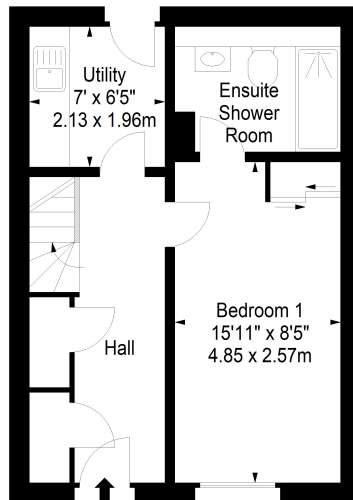
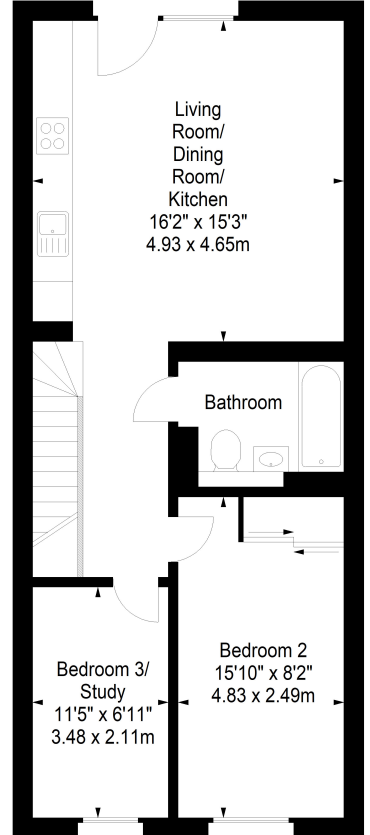
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Approx. Gross Internal Area  
969 Sq Ft - 90.02 Sq M  
For identification only. Not to scale.  
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Ground Floor

First Floor

## Features

Allocated parking space in secure car park, private electric car charger, additional communal (paid for) electric car chargers in secure car park, front garden, rear decked terrace, communal secure gardens, gas central heating and double-glazing.

## Viewing

Open viewing Sunday 2pm to 4pm. Viewing also by appointment with the selling agents. A video tour is available online.

## Notes

White goods, fitted floor coverings, light fittings and window coverings are included. No warranty will be provided in respect of white goods.