



Deans Properties

Deans Solicitors and Estate Agents LLP



**29 LAICHPARK ROAD
CHESSEY, EH14 1UP**



TERRACED HOUSE

- Living Room
- Kitchen/ Dining Room
- Two Double Bedrooms
- Bathroom
- Private Front and Rear Gardens
- Allocated Parking Space
- Double Glazing & GCH
- EPC Rating – C



Bright and airy mid terraced villa located in a quiet neighbourhood in the residential area of Chesser, West of Edinburgh's city centre. Chesser offers excellent local amenities including Asda Supermarket and Edinburgh West Retail Park which offers a range of services such as M&S Foodhall, Aldi and Costa Coffee. There is excellent public transport services to the City Centre, Edinburgh Airport and easy access to the City Bypass and motorway networks. The accommodation comprises; entrance vestibule, spacious living/dining room, modern kitchen offering access to the rear garden, two double bedrooms with bedroom one benefiting from fitted wardrobes providing additional storage space and family bathroom with three-piece suite and overhead shower. There is gas central heating, double glazing and an allocated parking space. The property has a private garden to the front and an enclosed easily maintained garden with artificial grass to the rear. Items included in the sale are fitted carpets and floor coverings, curtains and blinds, oven, hob hood, fridge-freezer and washing machine. The appliances included are sold as seen with no warranty provided.



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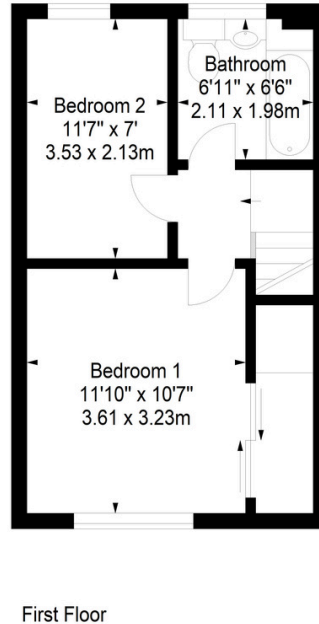
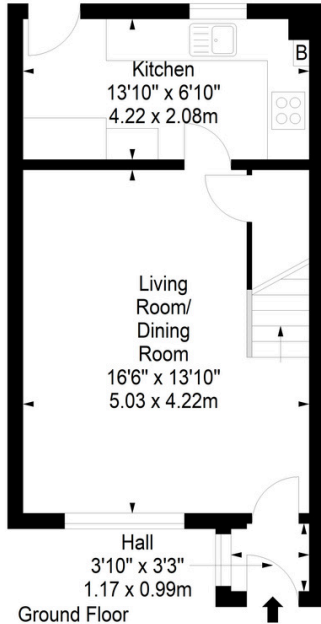


Approx. Gross Internal Area

668 Sq Ft - 62.06 Sq M

For identification only. Not to scale.

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Disclaimer: 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. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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