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Offers Over
£110,000

4/3 Laichpark Place

Chesser | Edinburgh | EH14 1UN

A fantastic opportunity has arisen to purchase this rarely available ground floor studio flat, pleasantly situated within a quiet modern development in the popular district of Chesser close to excellent amenities and commuter links. The property would undoubtedly appeal to first time buyers and buy to let investors.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Allocated Parking
-  Communal Gardens
-  EPC Rating – E
-  Council Tax Band – A



Description

The accommodation which comprises; secure entry system, welcoming hallway, bright and spacious reception/ double bedroom with storage cupboards, open plan fitted kitchen with breakfast bar and appliances, and bathroom with three piece suite and electric shower over bath. Further benefits include double glazing, good storage space and electric heating.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, fridge/freezer, washing machine and fridge. Appliances will be sold as seen.

Gardens & Parking

There is a well maintained communal garden to the rear, as well as an allocated parking space. A charge of £45 per year is payable to the Residents Association for the maintenance of communal grounds.

Viewing

By appointment through Neilsons 0131 625 2222.





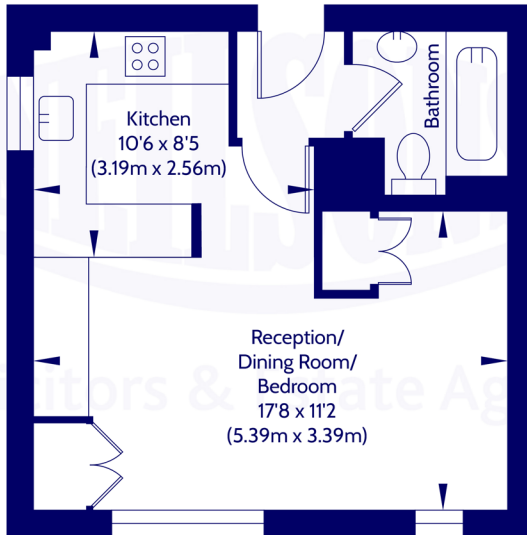
Location

Laichpark Place forms part of the popular residential area of Chesser which is situated approximately three miles west of Edinburgh City Centre. An excellent selection of shops can be found in the immediate vicinity including M&S food hall, Aldi together with a 24hour Asda superstore. There are a good range of leisure opportunities in the surrounding area including lovely walks along the Union Canal and the beautiful water of Leith Walkway, Carrick Knowe Golf Course, Nuffield Fitness and Wellbeing Centre, the Corn Exchange including bowling alley. Excellent bus services link the city centre and surrounding area and the City Bypass is close at hand, giving access to central Scotland's main motorway network.



Approx. Gross Internal Floor Area 29.26 Sq M / 315 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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