



Solicitors & Estate Agents










Offers Over

£220,000

1/4 New Mart Place

Chesser | Edinburgh | EH14 1RW

Neilsons are delighted to present this bright attractive first-floor flat that occupies a prime position within this prestigious and modern development. The flat is entered from a well-kept communal stairwell via a security entry phone system. Viewing is highly recommended to fully appreciate this beautiful property.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Residents Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - D



Description

This beautifully presented two-bedroom first-floor apartment offers a spacious and modern layout, perfect for comfortable living. Accessed via a secure entrance, the property opens into a welcoming hallway leading to the bright and airy open-plan reception, kitchen, and dining area — an ideal space for both relaxing and entertaining. The modern kitchen features sleek units, ample workspace, and integrated appliances, catering perfectly to everyday needs. The apartment boasts two well-proportioned bedrooms, each offering generous space for furnishings. The primary bedroom benefits from a stylish en-suite shower room, adding a touch of luxury and convenience. The second bedroom is equally spacious, ideal for guests, a home office, or additional family members. A modern, well-fitted bathroom serves the rest of the apartment, featuring contemporary fittings and finishes. The property benefits from modern neutral décor throughout, allowing new owners to easily personalise the space to their taste.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

External

Outside, the communal landscaped garden showcases expansive lawns and decorative planting, creating a serene environment. Residents benefit from shared parking bays, ensuring convenience and ease of access. Please note a factor fee is payable to Hacking and Paterson at approx. £1200 for the calendar year.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

New Mart 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 an M&S food hall and 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 68.71 Sq M / 740 Sq Ft.



First 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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