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Offers Over

£210,000

52/9 Laichpark Road

Chesser | Edinburgh | EH14 1XB

This spacious and well presented second/top floor flat with residents parking space is pleasantly situated within a quiet modern development in the popular district of Chesser close to excellent amenities and commuter links. The accommodation is presented to the market in true move-in condition and would appeal to the first time buyer, young professionals or those looking to downsize.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Allocated Residents Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

The accommodation in brief comprises; secure entry system, welcoming entrance hallway with useful storage cupboards, light and airy dual aspect reception/dining room with beautiful views of Edinburgh castle, breakfasting kitchen with appliances and open views of Arthur's Seat, two well proportioned double bedrooms with mirrored fitted wardrobes and contemporary shower room. Further benefits include gas central heating (new boiler installed 2021) and double glazing.



Extras

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

Gardens & Parking

There are well maintained communal garden grounds and allocated residents parking. There is an annual fee of £48 from Laichpark Residents Association AGM for the maintenance of the communal grounds of the Chesser Estate. Furthermore, for 52 Laichpark Road communal gardens there is a monthly fee of £10.44 per month from April – October to cut the grass.

Viewing

By appointment through Neilsons 0131 625 2222.





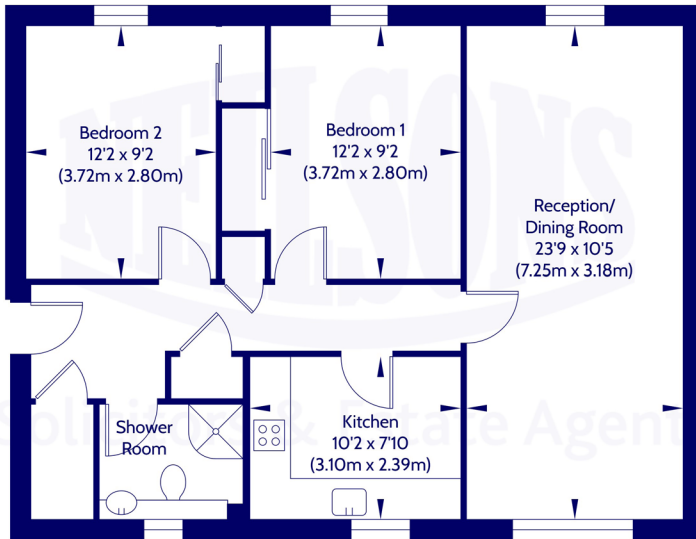
Location

Laichpark Road 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 70 Sq M / 751 Sq Ft.



2nd 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.



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