



5 (Flat 4) New Mart Gardens
CHESSEY | EDINBURGH | EH14 1TZ


warners
solicitors & estate agents



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An exciting opportunity has arisen to acquire this spacious, two-bedroom, first-floor flat in the popular residential area of Chesser to the west of Edinburgh's city centre.

This charming apartment has been well-maintained and tastefully decorated throughout and is offered to the market in move-in condition. The well-sized, open plan, living room/kitchen forms the main public space in the property, and from here French doors open to Juliet balconies facing to the south and east. The principal bedroom benefits from stylish ensuite shower room and built-in wardrobe storage. The second bedroom, also a well-sized double similarly benefits from built-in wardrobe, and a family bathroom completes the accommodation internally.

Offering immense appeal to a wide range of buyers including first-time buyers, couples and young families as well as holding investment potential, early viewing is highly recommended.

- Two-bedroom, first floor flat
- Popular location
- Open plan living room/kitchen
- Principal bedroom with ensuite
- Second double bedroom
- Bathroom
- Entrance hallway
- Gas central heating
- Double glazing
- Residents car park

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures & fittings, as well as curtains, blinds, couch, TV and unit, bedroom furniture and kitchen appliances will be included in the sale. EPC Rating C.

Chesser is a popular residential district situated between Gorgie and Slateford to the southwest of the Edinburgh City Centre. Local shopping facilities are excellent and include banking and post office services plus a wider range at the large Asda supermarket at Newmart Road and the Marks and Spencer Foodhall and other outlets at Edinburgh West Retail Park off Chesser Avenue. Travelling by car, the Western Approach Road leads directly into Edinburgh's West End. A good public transport service operates into Edinburgh and Edinburgh City Bypass, approximately 1 mile away, gives access to other major motorway networks and Edinburgh International Airport. For recreation the open spaces of Corstorphine Hill, Saughton Park, Edinburgh Zoo and several golf courses are within easy reach.

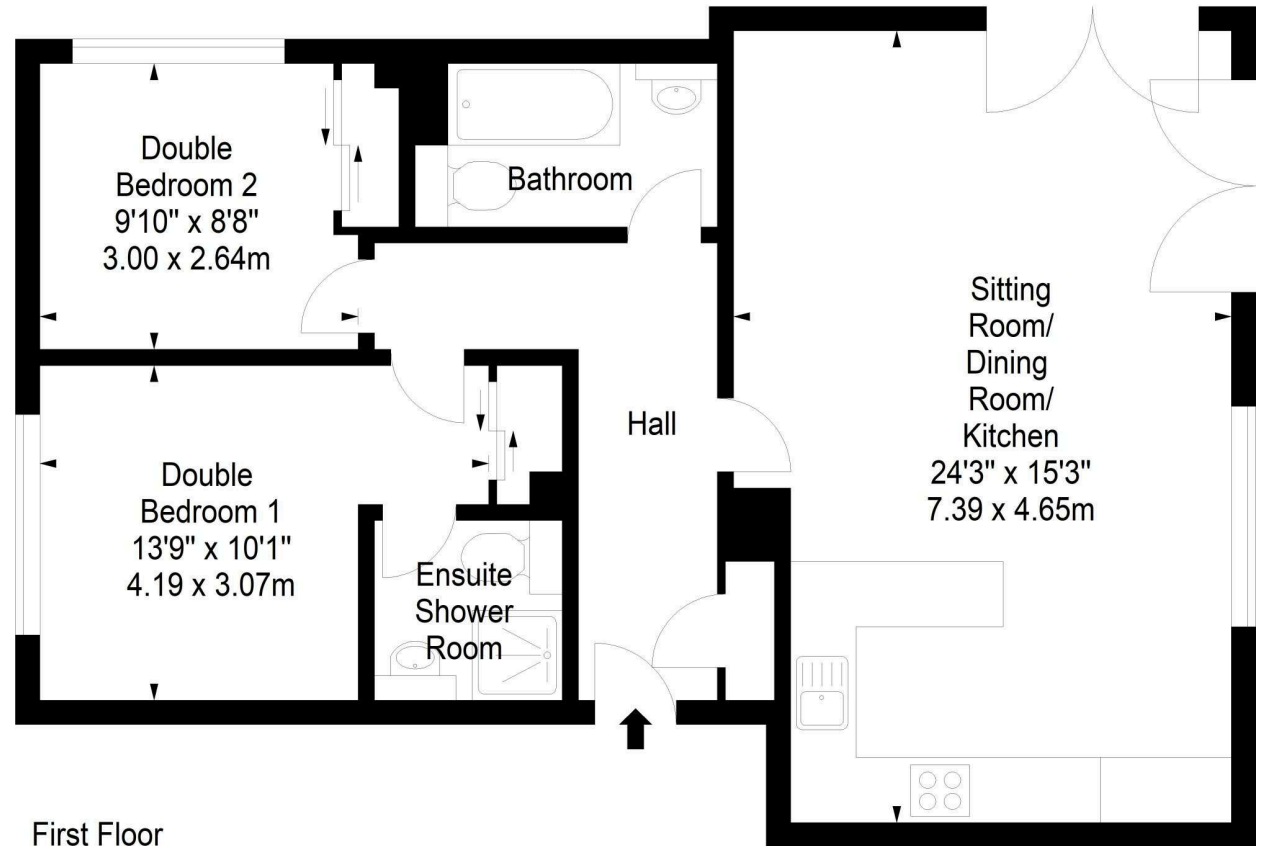




New Mart Gardens, EH14 1TZ



Approx. Gross Internal Area
778 Sq Ft - 72.28 Sq M
For identification only. Not to scale.
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First Floor