



1/2 New Mart Place
CHESSEY | EDINBURGH | EH14 1RW



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Set on a quiet cul-de-sac, moments from excellent amenities, quick transport links and the Water of Leith walkway is this immaculately presented ground floor modern apartment. Boasting manicured shared garden grounds, private allocated parking, gas central heating and double glazing this property would make an ideal buy in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway with ample sized storage cupboard, a bright open plan lounge/kitchen with French doors out, generous dining space and a contemporary kitchen section with attractive units. The spacious master bedroom enjoys built-in mirrored wardrobe and elegant en-suite shower room whilst the second well-proportioned double bedroom has a further built-in mirrored wardrobe. The flat is completed by a stylish main bathroom with shower over bath

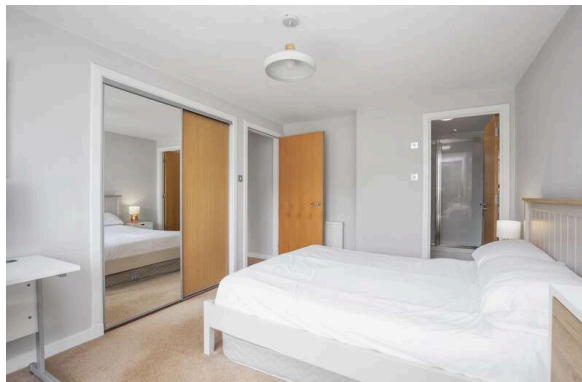
- Modern ground floor apartment
- Manicured communal grounds
- Allocated parking space
- Welcoming hallway
- Bright open plan lounge/kitchen
- Two double bedrooms
- Two bathrooms

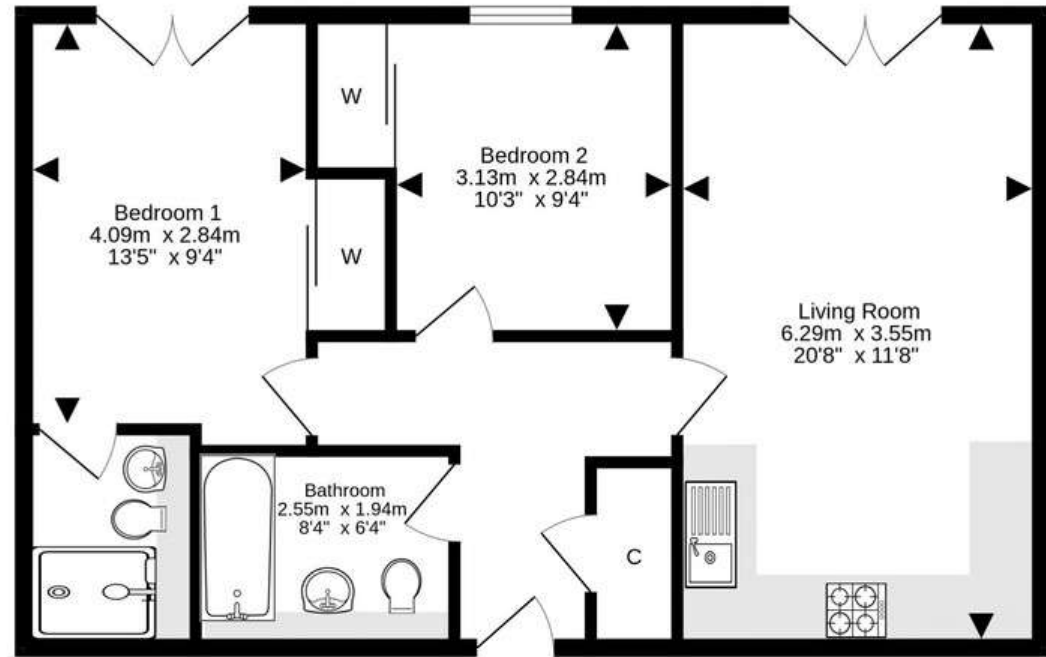
All curtains, blinds, fridge/freezer, washing machine, oven, dishwasher and tv wall mount included in sale. EPC Rating tbc

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



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.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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