



5 (Flat 21) Elfin Square
CHESSEY | EDINBURGH | EH11 3AW


warners
solicitors & estate agents



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Warner's are delighted to present this stunning two-bedroom apartment which comes with an allocated parking space, located within the modern Embankment West development, adjacent to the Water of Leith, in the popular Chesser area, west of Edinburgh city centre, close to modern amenities and excellent transport links to Napier and Heriot Watt Universities. This fantastic property is presented to the market in walk in condition and enjoys views over the communal garden and offers a spacious and light filled living space with a contemporary style interior with ample space provided within the generously sized open plan kitchen/living/dining room for both seating and dining furniture. The contemporary kitchen is well equipped with modern integrated appliances, and a range of fitted units provides plenty of storage. Both bedrooms are doubles, and the welcoming hallway has excellent storage. The modern bathroom with shower over bath completes the accommodation on offer. The property further benefits from double glazing, electric heating, well-kept communal grounds and communal halls, secure bike stores and a secure video entry system. This property will hold great appeal to first time buyers and buy to let investors. Early viewing is recommended!

- Allocated Parking space monitored by parking eye.
- Modern Factored Development
- Hallway with excellent storage
- Spacious open plan contemporary kitchen/living/dining room with ample room both relaxing and dining furniture
- Two double bedrooms
- Modern fully fitted bathroom with stylish three piece suite, mains shower over bath
- Double glazing
- Electric heating
- Lift Access to all floors
- Secure video entry system
- Secure bike stores
- Well-kept communal grounds
- Convenient for Napier and Heriot Watt University

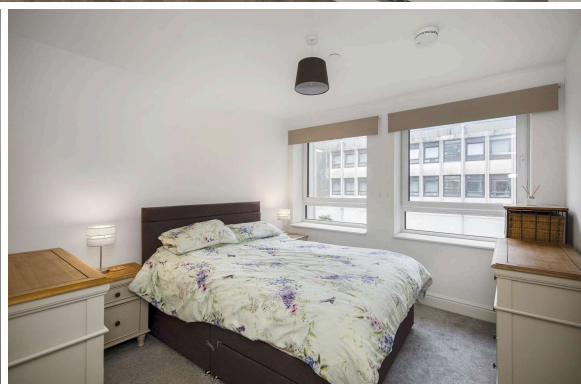
Please note that this property is factored. Factor fees are understood to be approx £136pm

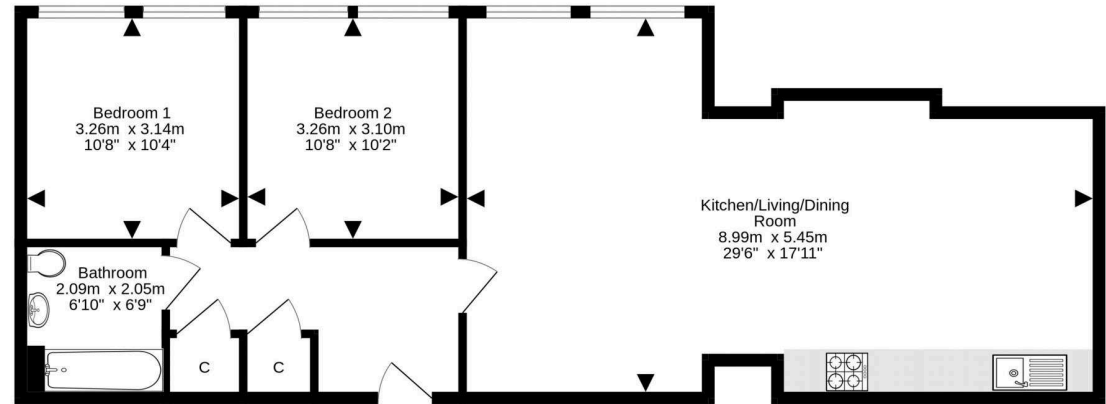
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated appliances will be included in the sale of the property, including dishwasher, washing machine and fridge freezer along with blinds in bedrooms. EPC: 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 Newmarket 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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22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

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