



26/1 New Mart Place  
CHESSEY | EDINBURGH | EH14 1TX

  
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solicitors & estate agents





## 26/1 New Mart Place

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Extremely well presented two bedroom, ground-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, kitchen living room forms the main public space in the property with space for dining, living and kitchen areas. The kitchen currently comprises a gas hob, oven and fan, the boiler cupboard, a washer/dryer and fridge/freezer. The master bedroom benefits from stylish ensuite shower room and built-in mirrored wardrobes. The second bedroom, also a well-proportioned bedroom similarly benefits from built-in mirrored wardrobes, and a shower room completes the accommodation internally. Offering immense appeal to a wide range of buyers including first time buyers as well as holding investment potential, early viewing is highly recommended.

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

Factoring fees are approx £1,200 per year, payable quartly and a £290 deposit is held by the property manager Myreside Management Limited.

All curtains and blinds will be included in the sale.

Council Tax Band D. EPC rating C.

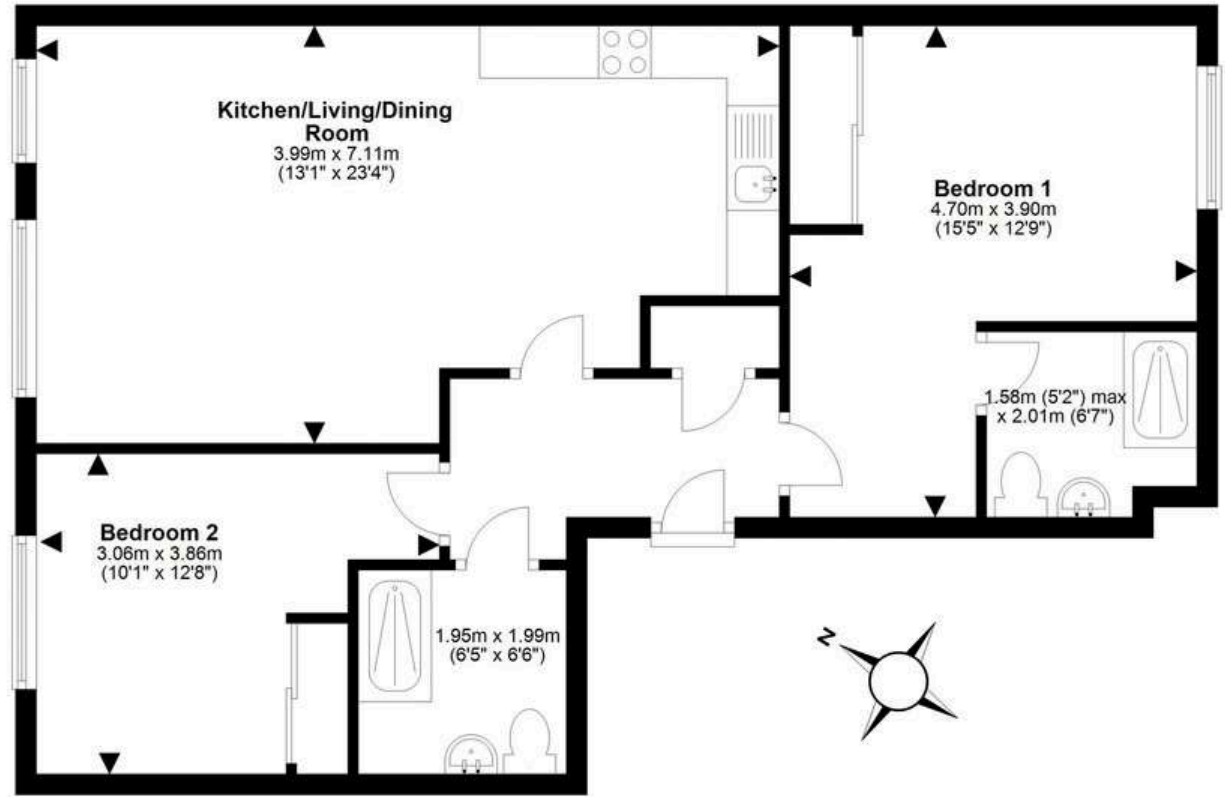
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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 Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.