



6/3 New Mart Place
CHESSEY | EDINBURGH | EH14 1TX


warners
solicitors & estate agents



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This stunning ground floor flat is located in a peaceful setting within a highly sought-after modern development, positioned in one of the city's most convenient and popular areas. The property is presented in excellent decorative condition, offering a comfortable and stylish living space that would be perfect for an individual, couple, or anyone looking to downsize.

The spacious open-plan living, dining, and kitchen area is bright and inviting, with clearly defined zones that make it an ideal space for socializing or relaxing. The kitchen comes equipped with integrated appliances, enhancing both functionality and style. The double bedroom, featuring a fitted wardrobe, offers a pleasant outlook over the beautifully maintained communal grounds to the rear.

The bathroom is fitted with a modern white suite and a shower, providing a clean and fresh space for daily use. Additional benefits include gas central heating, double glazing, and a secure entry phone system. Private residents' parking is available, along with beautifully landscaped communal grounds, adding to the appeal of this exceptional flat.

- Quiet, sought-after location
- Open-plan living with integrated appliances
- Double bedroom with fitted wardrobe and garden views
- Modern bathroom with shower
- Gas central heating and double glazing
- Private parking and landscaped grounds

Factor fee with Myreside Property Management comes at approx £116 pcm and includes buildings insurance.

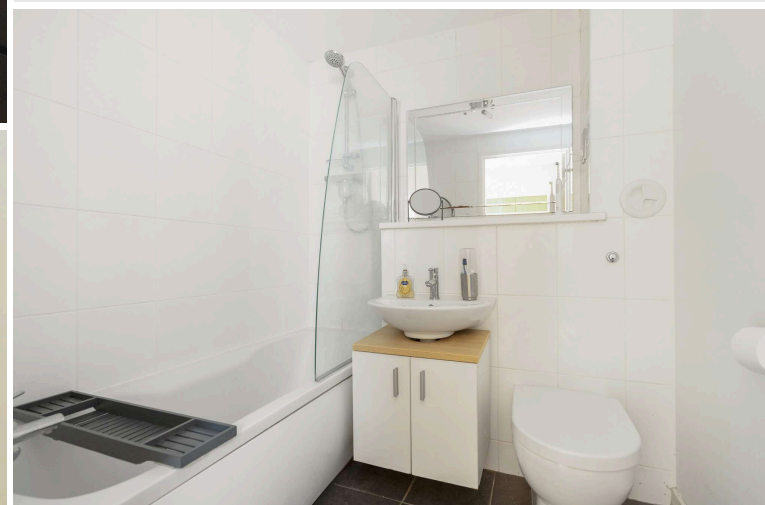
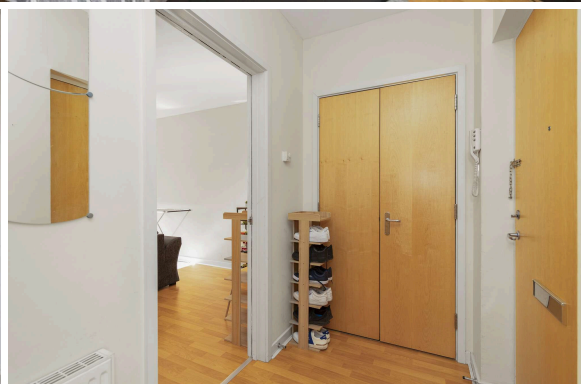
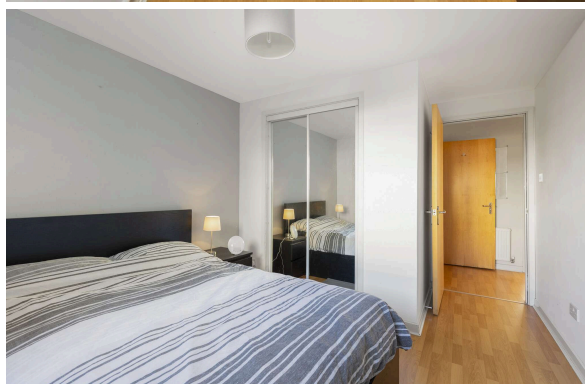
EPC Rating C, Council Tax Band C.

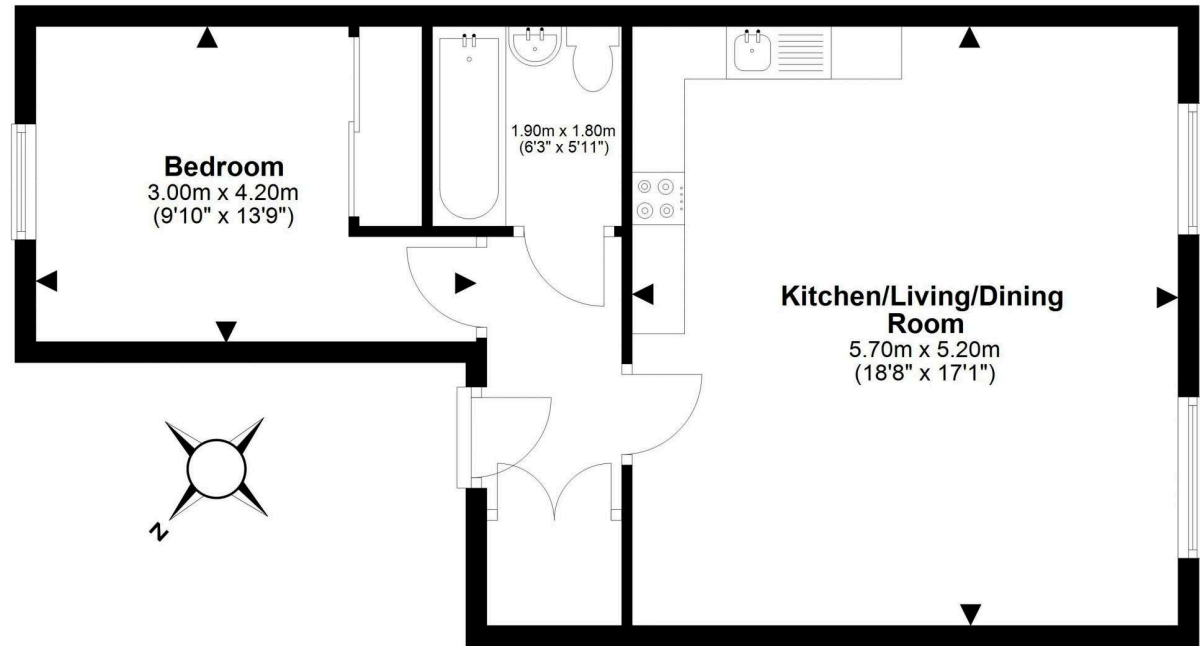
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, living room blind and the bedroom blinds and curtains will be included in the sale.

Chesser is a popular residential district situated between Gorgie and Slateford to the southwest of Edinburgh City Centre. Local shopping facilities are excellent and include banking and post office services plus a wider range at the 24 hour Asda Superstore at New Mart Road. A new retail park nestling between Chesser Avenue and Hutchison Road includes Aldi, M&S Simply Food and a Home Bargains store. 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 one mile away, gives access to other major motorway networks and Edinburgh International Airport, along with Slateford Road Train Station under a ten minute walk away. For recreation the open spaces of Corstorphine Hill, Saughton Park, Edinburgh Zoo and several golf courses are within easy reach.





Ground Floor

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