



89 Laichpark Road  
CHESSEY | EDINBURGH | EH14 1XA

  
**warners**  
solicitors & estate agents





## 89 Laichpark Road

Chesser | Edinburgh | EH14 1XA

Warners are delighted to market this highly desirable three-bedroom semi-detached villa, quietly positioned within a popular and well-established modern development in the vibrant Chesser district of Edinburgh. Ideally located close to a superb range of local amenities and excellent transport links, this stylish family home has been finished to a high standard and is presented to the market in move-in condition, offering a superb opportunity for first-time buyers and growing families alike. The home is well-proportioned across two levels, beginning with a welcoming entrance hallway featuring useful under-stair storage. The heart of the home is the beautifully bright living and dining room, offering generous space for relaxing and entertaining, while enjoying direct views over the south-facing rear garden. The newly fitted contemporary kitchen has been thoughtfully designed with sleek cabinetry & integrated appliances. Sliding doors provide direct access to the private rear garden, creating a seamless indoor-outdoor flow. Upstairs, the home continues to impress with three good-sized bedrooms, featuring bespoke fitted wardrobes by Sharps. A newly installed, fully tiled shower room completes the upper floor and boasts a luxurious walk-in shower with a rainforest-style showerhead, combining functionality with high-end design. Externally, the property benefits from beautifully maintained and low-maintenance gardens to the front and rear. The fully enclosed, south-facing rear garden is laid with stunning Indian sandstone paving, offering a perfect space for al fresco dining and outdoor entertaining. The front garden is designed with decorative stone and paving. Further benefits include double glazing, gas central heating, allocated parking.

### Key Features & Accommodation:

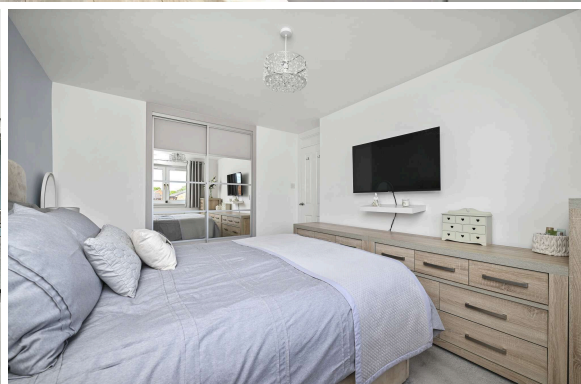
- Stylish three-bedroom semi-detached villa in a quiet modern development
- Ideally located close to excellent local amenities and transport links
- Presented in walk-in condition with high-quality finishes throughout
- Bright and welcoming entrance hallway with useful under-stair storage
- Spacious dual-aspect living/dining room with garden views
- Recently upgraded contemporary kitchen with sleek cabinetry & sliding glazed doors provide direct access to the rear
- Three generous bedrooms
- Luxurious, fully tiled shower room with walk-in rainforest-style shower
- Double glazing and gas central heating throughout
- Immaculate south-facing rear garden, laid with Indian sandstone
- Low-maintenance front garden with decorative stone and paved pathway
- Allocated parking space within the development

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

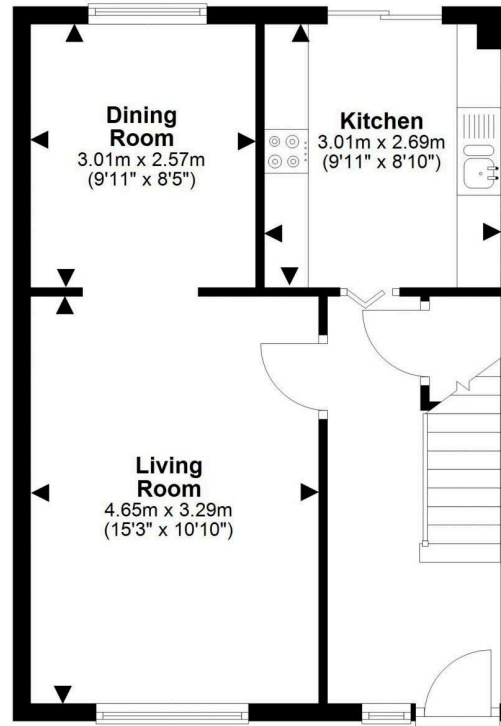


All integrated kitchen appliances will be included in the sale of the property including dishwasher, washing machine, fridge & wine fridge, all downstairs blinds, upstairs curtain poles and garden hut will also be included in the sale of the property EPC: C CT: E Factoring: Approx. £48 P/Y to Laichpark Residents Association

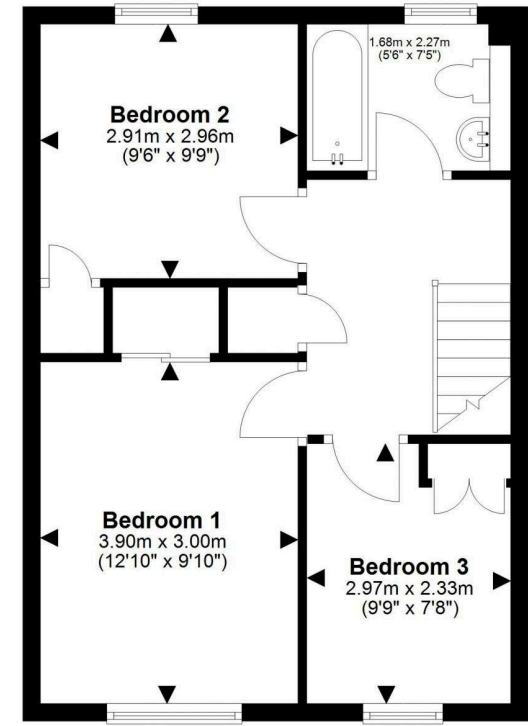
Chesser is a popular residential district situated between Gorgie and Slateford to the southwest of the Edinburgh City Centre. Local shopping facilities are excellent and include banking and post office services plus a wider range at the large Asda supermarket at Newmart Road and the Marks and Spencer 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.







Ground Floor



First 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.