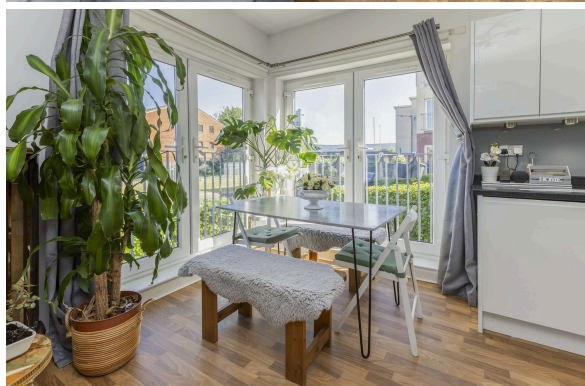




12 New Mart Place
CHESSEY | EDINBURGH | EH14 1TX


warners
solicitors & estate agents



12 New Mart Place

CHESSER | EDINBURGH | EH14 1TX

Warners are delighted to present this impressive two-bedroom, main door flat, set within a modern residential development in the popular Chesser area, just west of Edinburgh city centre.

Boasting a bright and welcoming entrance hallway with access to all rooms, this stylish home features a spacious dual-aspect open-plan lounge and kitchen, flooded with natural light thanks to striking corner patio doors and two Juliet balconies. The contemporary kitchen is finished in sleek white gloss units with contrasting black work surfaces and comes fully equipped with integrated appliances including a fridge/freezer, electric oven, gas hob, and washing machine.

The well-proportioned master bedroom benefits from a built-in mirrored wardrobe and a modern en-suite shower room, while the second double bedroom also includes built-in storage. A family bathroom offers a classic white three-piece suite with shower over bath, and a versatile box room provides the perfect space for additional storage or a home office.

Conveniently located, the property enjoys excellent local amenities including a large ASDA supermarket, Chesser Retail Park, and a premium gym and health centre all just moments away.

- Main door in modern Chesser development
- Bright open-plan lounge with Juliet balconies
- Sleek kitchen with integrated appliances
- Master with en-suite and built-in wardrobe
- Versatile box room/home office
- Close to ASDA, retail park, and gym
- Factor, Myreside management Ltd, £300 deposit and approx. £220 per quarter

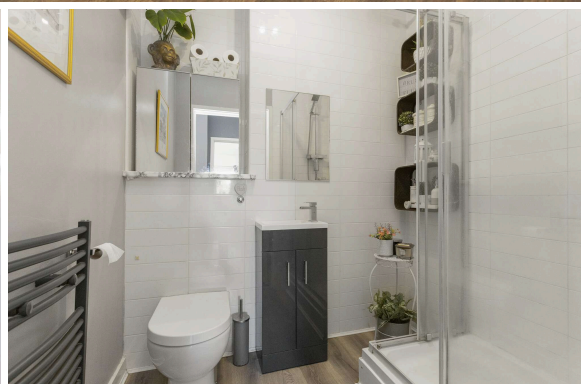
Energy Rating C, Council Tax Band D.

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



All flooring, light fittings, kitchen appliances and the mirrored hall cupboard 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. For recreation the open spaces of Corstorphine Hill, Saughton Park, Edinburgh Zoo and several golf courses are within easy reach.





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.