

COULTERS

6 LAICHPARK LOAN

CHESSER, EDINBURGH, EH14 1UH

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated in the popular residential of Chesser, 6 Laichbark Loan is a well-presented three bedroom terraced home. The approach to the front of the property is available by pedestrian access only, making it a quiet and child-safe area perfect for families. Vehicular access is catered for around the back of the property.

Internally, the property comprises; bright sitting room with wood panelled walls and feature fireplace; French doors into a contemporary kitchen with integrated appliances and dining area; two good sized double bedrooms with built-in wardrobes; third bedroom fitted with a fixed single bed that has storage underneath; a practical wet wall panelled bathroom with bath, waterfall shower, WC and wash hand basin.

Storage is available within a number of cupboards both on ground and first floor level as well as some additional space within the loft.

The property is heated by a gas central heating system, and there is a mixture of both single and double glazing throughout.




KEY FEATURES

 Terraced house with leafy surroundings

 Three bedrooms

 Private gardens to both front and rear

 Driveway for one car

 Slateford train station ten minute walk away

 Edinburgh West Retail Park nearby





Externally, there is a small front garden, mainly laid to lawn. At the rear, the private, fully enclosed garden is designed for ease of maintenance, with patio seating and separate bark chipped area with a handy garden shed also in place. A gate leads directly to the single car private driveway.

EXTRAS

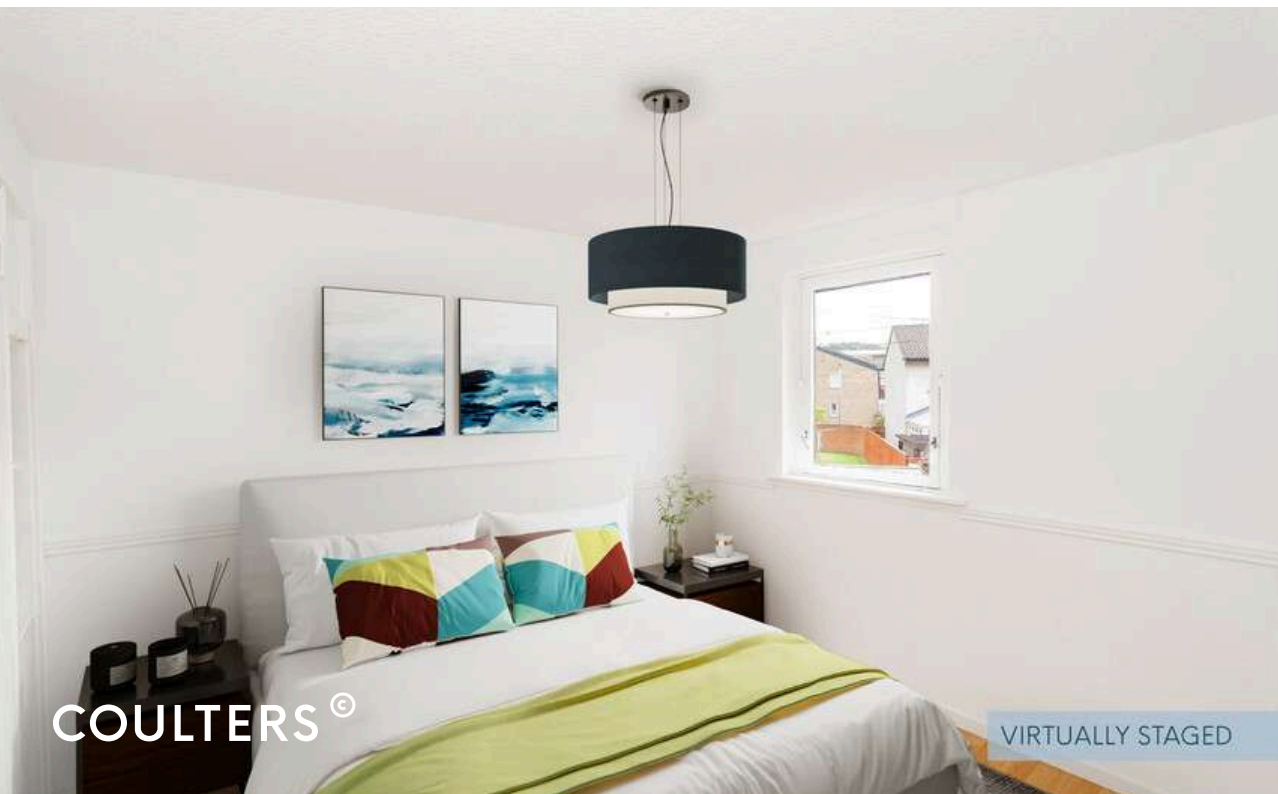
All light fittings, blinds, curtains, fitted flooring and integrated appliances are included in the sale price.



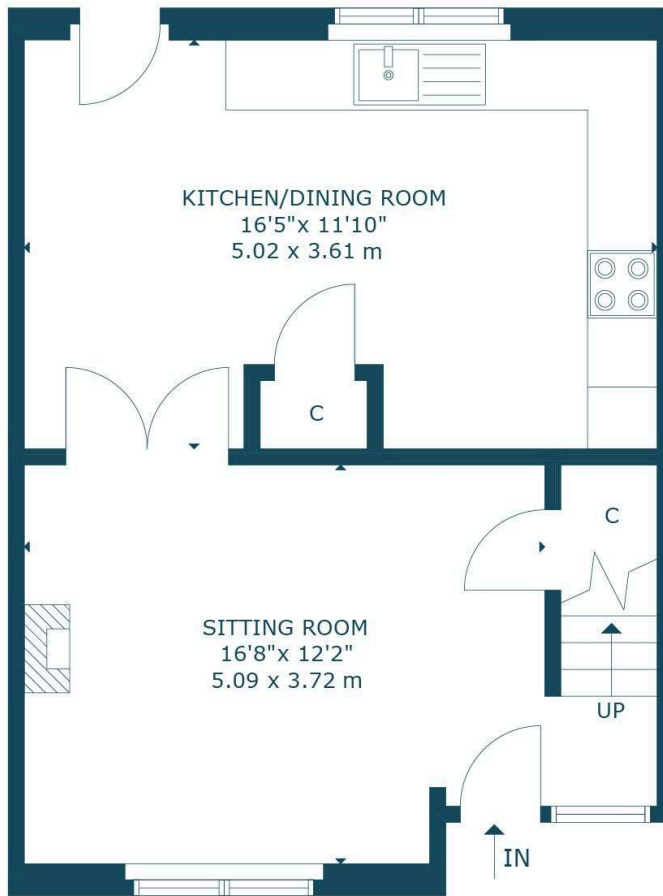


THE LOCAL AREA

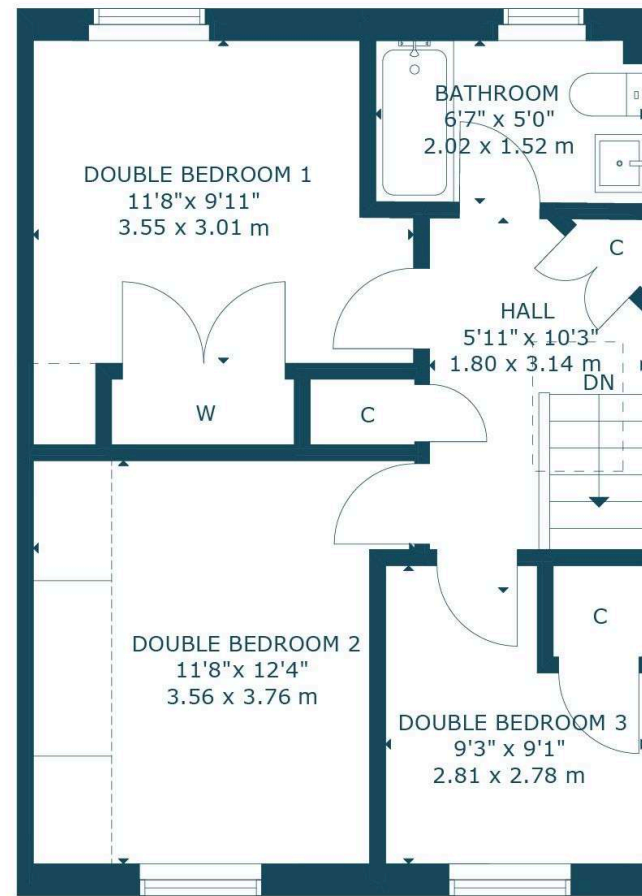
Chesser is a popular residential district situated between Gorgie and Slateford to the southwest of the Edinburgh City Centre. There are an excellent range of shopping options in the immediate area with an Asda Supercentre at Newmart Road and Edinburgh West Retail Park off Chesser Avenue offering a Marks and Spencer Food Hall, Aldi and Costa coffee amongst other retailers. 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 and gives access to other major motorway networks and Edinburgh International Airport. Slateford train station is less than a ten minute walk from the property and Balgreen tram stop, providing a direct link to Edinburgh airport, is under five minutes away by car. For recreation, the open spaces of Corstorphine Hill, Saughton Park, Edinburgh Zoo and several golf courses are within easy reach and the beautiful Water of Leith Walkway is also close by. The property sits within the catchment for Balgreen Primary School and Tynecastle High School.







GROUND FLOOR



FIRST FLOOR



6 LAICHPARK LOAN, CHESSER, EDINBURGH, EH14 1UH

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 936 SQ FT / 87 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.