

COULTERS<sup>©</sup>

# 38 LAICHPARK ROAD

CHESSER, EDINBURGH, EH14 1XB

 4 BED  2 BATH  3 PUBLIC





## TAKE A LOOK INSIDE

Situated on a generous corner plot sits the immaculately presented 38 Laichpark Road in the popular area of Chesser to the West of the city centre. The property has been significantly enlarged and thoughtfully upgraded to an impressively high standard by the current owners, creating a dining room, an additional bedroom, dressing room and ensuite, in addition to solid oak finishes, a sophisticated, enlarged modern kitchen and adding a delightful conservatory. The front door opens onto a bright entrance vestibule, which in turn opens on to the bright south facing sitting room which has been enlarged to maximise space, whilst continuing to create a very comfortable and engaging space. Natural light floods through the room from both the front and rear, with double doors opening onto the lovely conservatory.

## KEY FEATURES



Immaculately presented, generously proportioned detached family home.



Principal bedroom with en-suite and three further bedrooms.



Gorgeous front and rear gardens (with a large shed).



Sweeping monobloc driveway and further unrestricted parking on the street.



Situated on a quiet residential street in the popular area of Chesser.



Excellent local amenities nearby.



EPC Rating - C



Council Tax Band - E





The spacious, stylish contemporary kitchen has been enlarged to create a generous place for all inhabitants of the home to congregate, with sleek cabinetry fitted by Kitchens International and equipped with Siemens integrated appliances which comprise: electric induction hob, eye level oven and microwave, dishwasher, extractor hood, fridge/freezer and a Quooker tap in addition to a waste disposal unit. There is also a handy utility cupboard with a washer dryer and housing the boiler.

At ground level, there is also a large, light dining room with an appealing outlook to the front of the property, a WC and a good sized under stair storage cupboard.







## MORE INFORMATION

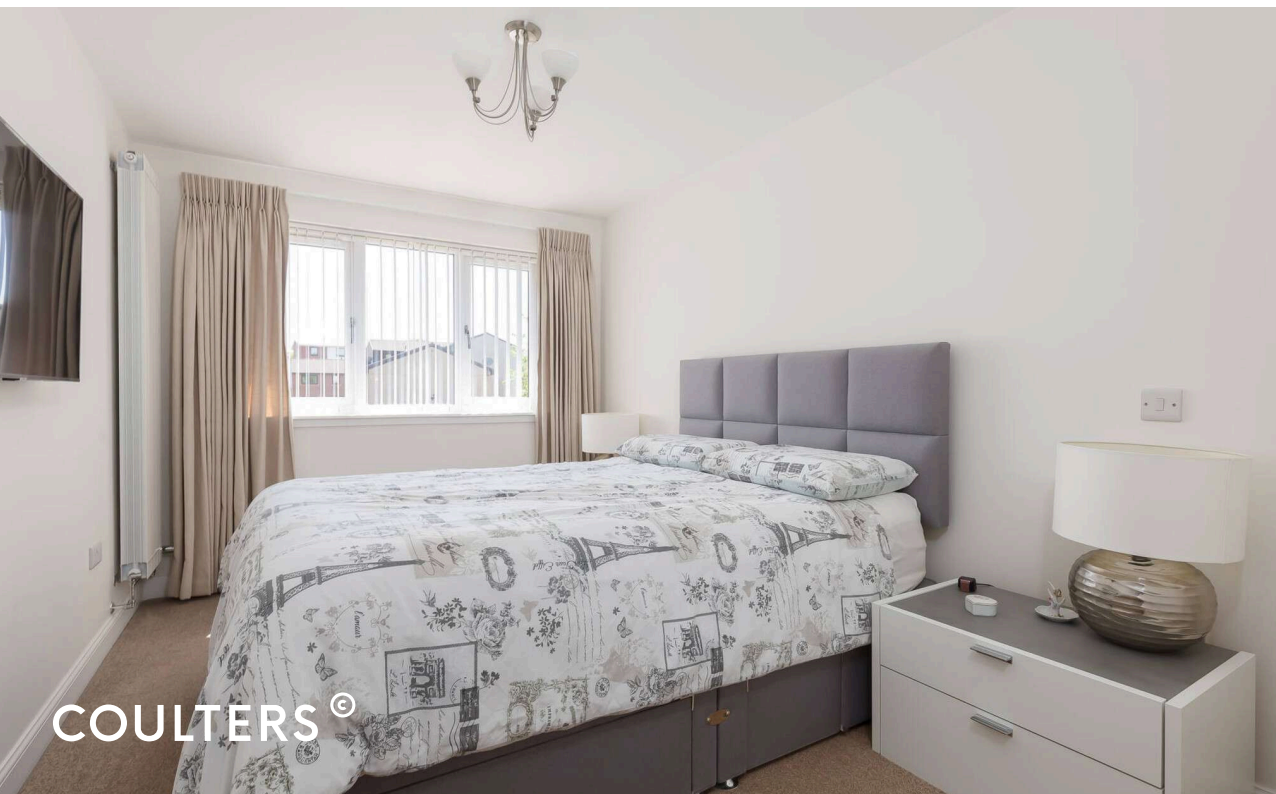
On the first floor, the bright principal bedroom is situated to the front of the property, benefitting from a large dressing room area and an extremely desirable en-suite shower room (with large rainfall shower cubicle, wash hand basin & WC). The second bedroom has plenty of storage, benefitting from fitted mirrored wardrobes which bounce light into the room.

There are also two further bedrooms (of which one is currently used as a dressing room) and additional storage cupboards. Overhead there are two attics, both accessed by Ramsay ladders (one floored, one partially floored). A large shower room (with WC and wash hand basin) completes the internal accommodation. Heating and hot water are provided by gas central heating and there is double glazing.

Sweeping through the landscaped front garden is an extensive monobloc driveway with ample space for two cars, whilst a large shed (10' x 6') is situated to the side of the house.

Last, but by no means least is the charming rear garden, impeccably presented with a lovely mix of established plants, bushes and shrubs in the borders in addition to a substantial lawn and patio area.

Unrestricted parking is also available on the street outside.















## 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 around 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, St Cuthbert's RC Primary School, Tynecastle High School and St Augustine's RC High School.

## EXTRAS

The garden shed, curtains, blinds, shelving in the study cupboard & shed, light fittings, wall mounted TV fixings, fitted flooring and white goods (mentioned above) are included in the sale price.

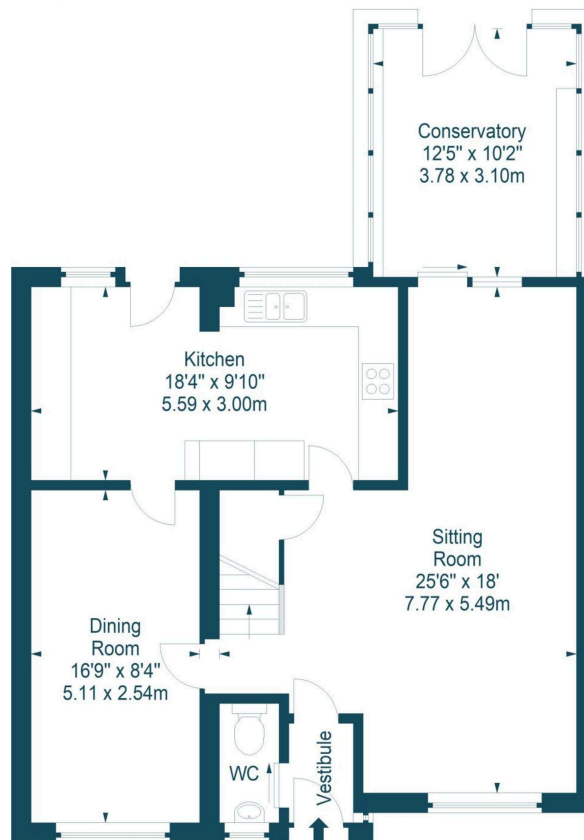




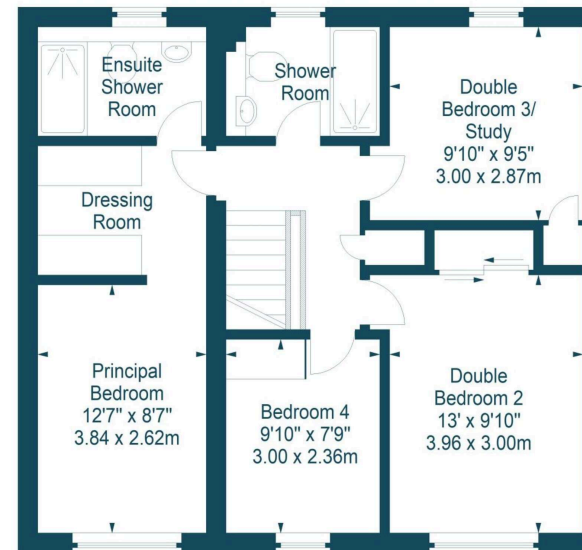
Laichpark Road,  
Edinburgh,  
Midlothian, EH14 1XB



Approx. Gross Internal Area  
1560 Sq Ft - 144.92 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



First Floor

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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.