

COULTERS®

# 17/3 NEW MART SQUARE

CHESSER, EDINBURGH, EH14 1TJ

 1 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

17/3 New Mart Square is a stylish and well-proportioned one-bedroom ground floor flat with private parking and direct access to landscaped communal gardens. Quietly positioned within a modern factored development in Chesser, this immaculate home is ideal for first-time buyers, downsizers, or investors seeking a property in true move-in condition.

The flat is entered via a welcoming hallway with two deep storage cupboards. To the rear, an open plan sitting, dining and kitchen area forms the heart of the home, with patio doors opening onto a deck that leads directly into the communal garden grounds. The kitchen is fitted with contemporary units and integrated appliances, including a slimline dishwasher, washing machine as well as a freestanding fridge/freezer. The space is finished with modern laminate (\*\*?) flooring, and the layout allows for comfortable entertaining and everyday living.

The double bedroom is a great size and benefits from a high-quality fitted wardrobe by Sharps, with integrated drawers and excellent hanging space. The modern shower room, installed just recently, is finished to a high standard with a large walk-in shower enclosure and brushed gold fittings.

## KEY FEATURES



Beautifully presented ground floor flat.



Direct access to shared gardens.



Close to the Water of Leith.



EPC Rating - B



Generous double bedroom with Sharps wardrobes.



Allocated parking space.

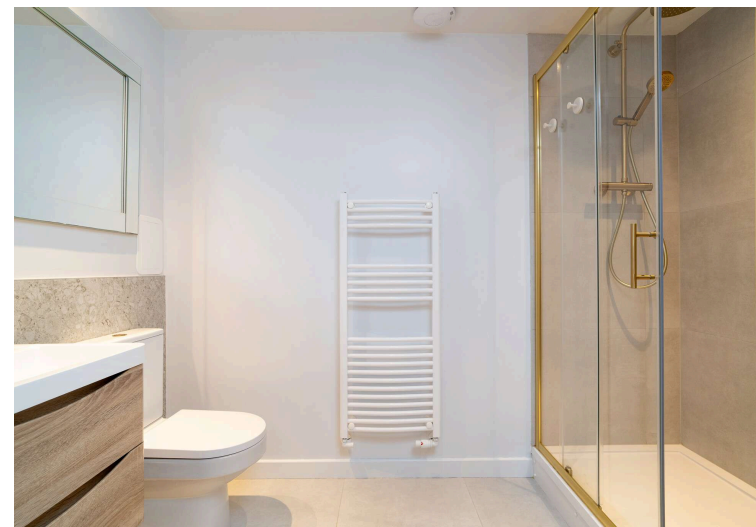


Excellent amenities within walking distance.



Council Tax Band - C





Additional features include gas central heating operated by a combi boiler (installed 2019 and under warranty), fibre broadband, double glazing, and a secure entry system. The property also includes an allocated private parking space.

The property is factored by Hacking and Paterson for an approximate montly cost of £95 which includes buildings insurance.

## EXTRAS

All blinds, curtains, fitted flooring, light fittings and white goods are included within the sale price.



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# 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.

**HOME REPORT VALUATION: £200,000**



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17/3 NEW MART SQUARE, CHESSER, EDINBURGH, EH14 1TJ  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 592 SQ FT / 55 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.