

41 (flat 3) Laichpark Road, Chesser, Edinburgh, EH14 1UP



Description

Delightful two-bedroom ground floor flat commanding an enviable setting within a mature modern development, perfectly placed to take advantage of a wonderful range of amenities and excellent transport links. This lovely home has been maintained to a good standard and offers stylishly presented interior, offering an enticing opportunity for city professionals.

Features

- Modern dual-facing ground floor flat
- Near a superb range of amenities and excellent transport links
- Beautifully presented interiors
- Secure entrance
- Spacious living/dining room falling naturally into two defined areas
- Two double bedrooms
- 3-piece white suite bathroom with shower
- Gas central heating and double glazing ensuring a comfortable and ambient living environment
- On-street parking

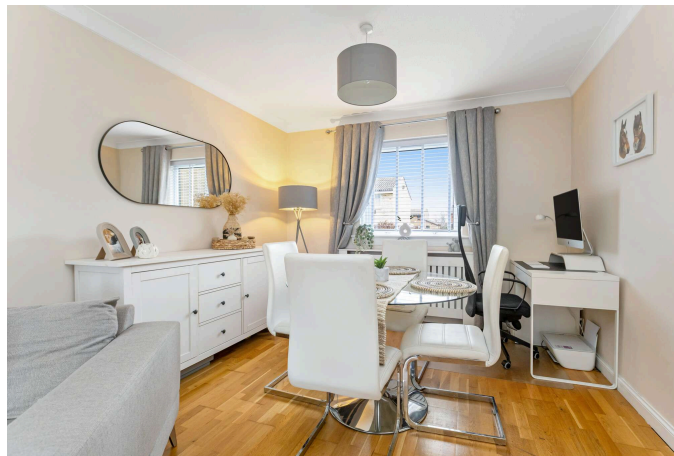
Extras

All fitted carpets, floor coverings and the new integrated fridge/freezer are included in the sale.

Additional Information

There is an annual fee of £48 to Laichpark Residents Association for the maintenance of the communal grounds of the Chesser Estate. Furthermore, for block 41 there is an annual fee of £70 for grass cutting.

EPC Rating: C

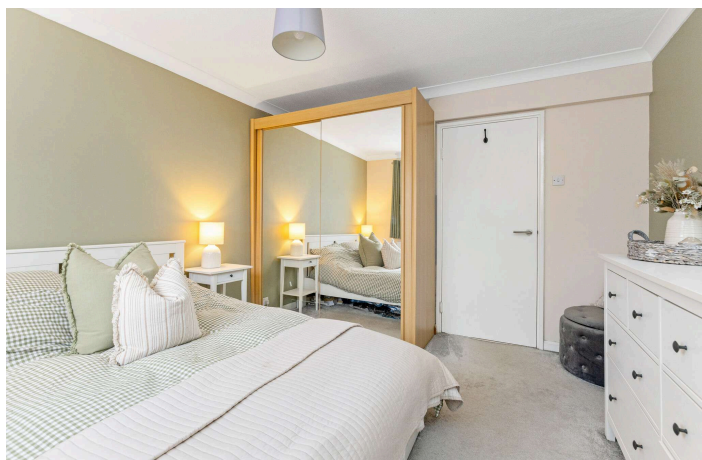


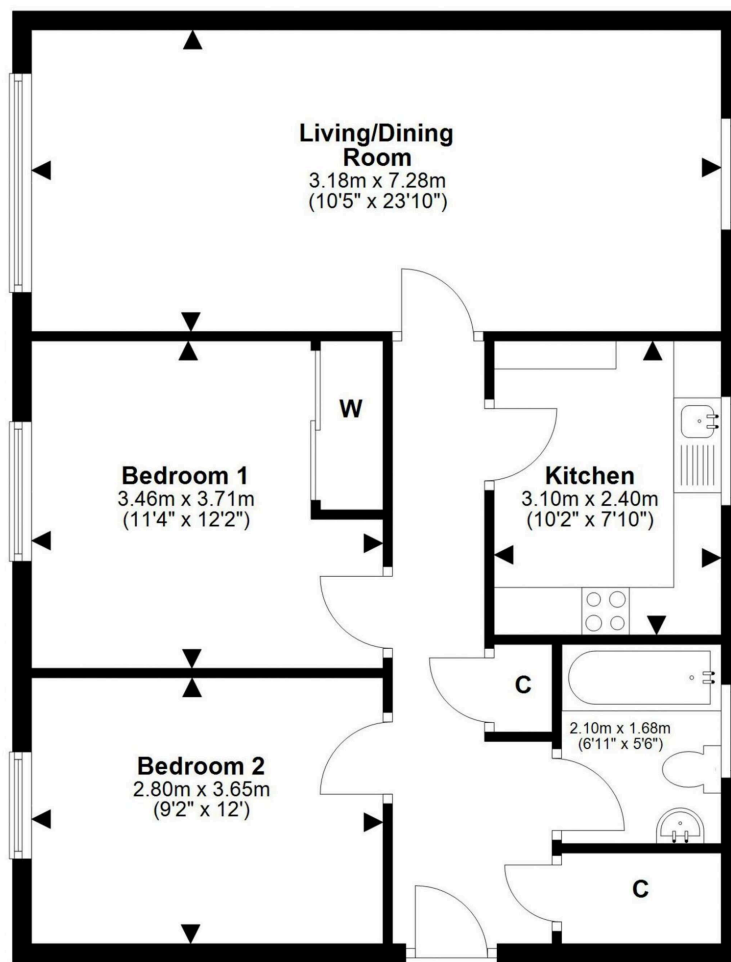
Location

Laichpark Road forms part of the popular residential area of Chesser which is situated just under three miles west of Edinburgh City Centre. An excellent selection of shops can be found in the immediate vicinity, including an M&S food hall, Aldi, plus a 24hour Asda superstore and petrol station. Schools catering for all age groups are easily accessible and there are a good range of leisure facilities in the surrounding area, including lovely walks along the Union Canal and the beautiful water of Leith Walkway, Carrick Knowe Golf Course, Nuffield Fitness and Wellbeing Centre, and the Corn Exchange including bowling alley. Excellent bus services link the city centre and surrounding area and the City Bypass is close at hand, giving access to central Scotland's main motorway network.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





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.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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