



Offers Over  
**£220,000**

## 52/5 Laichpark Road

Chesser | Edinburgh | EH14 1XB

This spacious and well-presented first floor flat with an allocated residents' parking space is quietly positioned within a modern and well-established development in the popular Chesser district. Ideally located close to a wide range of local amenities and excellent commuter links, the property offers an appealing opportunity for first-time buyers, young professionals or those seeking to downsize.

- 2 Bedrooms
- 1 Public Room
- 1 Bathroom
- Allocated Residents Parking
- Communal Gardens
- EPC Rating – B
- Council Tax Band - D



## Description

Accessed via a secure entry system, this stylish flat opens into a welcoming entrance hallway that immediately conveys a sense of space and practicality. The hallway features a series of built-in storage cupboards, providing convenient room for coats, shoes, and household essentials, helping to maintain a clutter-free environment while enhancing the overall functionality of the home. The bright and airy dual-aspect reception and dining room is a standout feature of the property. Flooded with natural light from windows to both aspects, the space is generously proportioned, offering plenty of room for comfortable living and dining arrangements. Carpeted flooring and contemporary décor create a warm and inviting atmosphere, making it an ideal setting for relaxing, entertaining friends, or enjoying family time. Its versatile layout allows the space to be adapted to suit a variety of needs, whether as a formal lounge, dining area, or a combination of both. The fitted kitchen is well designed and thoughtfully arranged, comprising a range of white wall and base units that provide ample storage and workspace. Tiling to the splashback areas ensures easy cleaning, while a selection of integrated appliances adds convenience and modern functionality. The kitchen's layout makes it both practical for everyday cooking and sociable for casual dining. The accommodation includes two well-proportioned double bedrooms, each thoughtfully designed with fitted wardrobes that maximise storage while maintaining a clean and uncluttered look. These rooms provide a comfortable retreat and can easily accommodate additional furniture such as bedside tables or desks. Completing the home is a modern shower room, fitted with contemporary sanitaryware and stylish fixtures. Its clean lines and neutral finishes create a refreshing and functional space.



An annual fee of £48 is payable to the Laichpark Residents Association for the upkeep of communal grounds within the Chesser Estate. In addition, for the communal gardens at 52 Laichpark Road, a monthly charge of £10.44 applies from April to October for grass cutting services.

## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Parking

Externally, the development is surrounded by well-maintained communal garden grounds and benefits from allocated residents' parking.

## Viewing

Please contact Neilsons on 0131 625 2222.





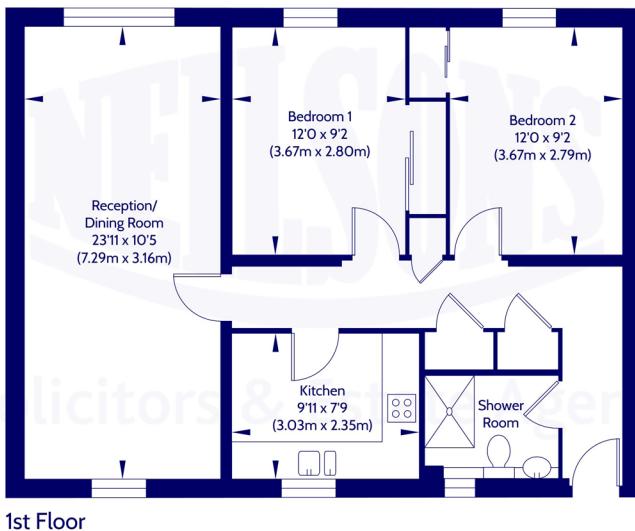
## Location

Laichpark Road forms part of the popular residential area of Chesser which is situated approximately three miles west of Edinburgh City Centre. An excellent selection of shops can be found in the immediate vicinity including M&S food hall, Aldi together with a 24hour Asda superstore. There are a good range of leisure opportunities 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, 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.





Approx. Gross Internal Floor Area 70 Sq M / 757 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

📞 0131 625 2222

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### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

