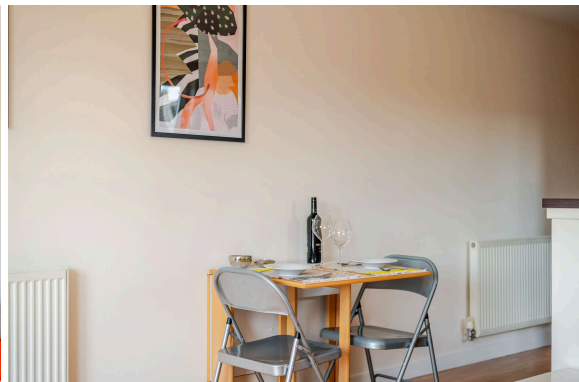




1/9 New Mart Place
CHESSEY | EDINBURGH | EH14 1RW


warners
solicitors & estate agents



1/9 New Mart Place

CHESSER | EDINBURGH | EH14 1RW

Warners are delighted to present this bright and well-presented second floor corner apartment, forming part of a modern factored development in the popular Chesser district of Edinburgh. Boasting contemporary interiors, open views from the main living space and an allocated parking space, this attractive home is ideally suited to first-time buyers, professionals and investors alike.

Accessed via a secure entry system, the accommodation is entered through a welcoming hallway leading to the impressive dual-aspect open-plan living, dining and kitchen area. The corner position and multiple windows allow an abundance of natural light to flood the room, creating an excellent space for both relaxing and entertaining whilst enjoying open views. The modern kitchen is fitted with a range of contemporary units, integrated appliances and generous worktop space.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from a stylish en-suite shower room. The second bedroom offers excellent flexibility and would make an ideal guest room, home office or nursery. A modern family bathroom fitted with a stylish three-piece suite, shower over bath completes the accommodation.

Further benefits include gas central heating, double glazing, a secure entry system and neutral decor throughout. The development also enjoys beautifully maintained communal grounds, a shared bike store and an allocated parking space. Early viewing is highly recommended to appreciate the quality, space and convenience this excellent apartment has to offer.

- Well-presented second floor corner apartment in a modern factored development in the popular Chesser district
- Welcoming entrance hallway with two storage cupboards
- Bright and spacious dual aspect open-plan living/dining/kitchen
- Modern kitchen with integrated appliances
- Principal double bedroom with en-suite shower room
- Second well-proportioned double bedroom
- Contemporary family bathroom with three-piece suite, shower over bath
- Secure entry system
- Landscaped communal grounds, shared bike store, allocated parking space
- Gas central heating and double glazing

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All curtains, light fittings and fitted appliances will be included in the sale. Items of furniture may be available by separate negotiation.

Energy Rating B. Council Tax band D.

Factor fees of approximately £1000 per year.

Chesser is a popular residential district situated between Gorgie and Slateford to the southwest of the Edinburgh City Centre. Local shopping facilities are excellent and include banking and post office services plus a wider range at the large Asda supermarket at New Mart Road and the Marks and Spencer Foodhall and other outlets at Edinburgh West Retail Park off Chesser Avenue. 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, gives access to other major motorway networks and Edinburgh International Airport. For recreation the open spaces of Corstorphine Hill, Saughton Park, Edinburgh Zoo and several golf courses are within easy reach.





1/9 NEW MART PLACE, EDINBURGH, EH14 1RW
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 754 SQ FT / 70 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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