










Offers Over
£130,000

4/1 Laichpark Place

Chesser | Edinburgh | EH14 1UN

This attractive, light-filled corner ground floor flat with allocated parking space, forms part of an established modern cul-de-sac development in the heart of Chesser, lying within close proximity of excellent local amenities and transport links.

-  1 Bedroom
-  1 Public room
-  1 Shower room
-  Communal Gardens
-  Allocated Parking Space
-  EPC Rating – C
-  Council Tax Band - A



Description

The property enjoys excellent natural light throughout and has been upgraded in recent times to include new double glazed window units and updated electrics. Undoubtedly appealing to the first time buyer or investor, this fantastic starter home is offered in move-in condition and comprises; entrance vestibule, triple aspect reception room which is open plan to the integrated kitchen, offering ample wall and base units with built-in hob/oven/hood with integrated appliances. There is a bedroom located off the reception room with window to side and fitted with built-in wardrobes. Lastly the stylish shower room comprises of a modern three piece suite, fully tiled shower recess with luxury Rainfall shower. As noted, benefits include upgraded double glazed window units and a gas central heating with combi boiler.



Extras

The blinds, light fittings, built-in electric hob/oven/hood, washing machine and integrated fridge freezer are included in the sale. Other items of furniture can be made available by separate negotiation.

Externally

There is lovely well-kept communal garden to the rear of the property and located to the side, adjacent to the building, is an allocated parking space.

Factors

There is a Resident's Association in place to which a fee of approx. £40-£50 per annum is payable for the upkeep of the communal garden grounds.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

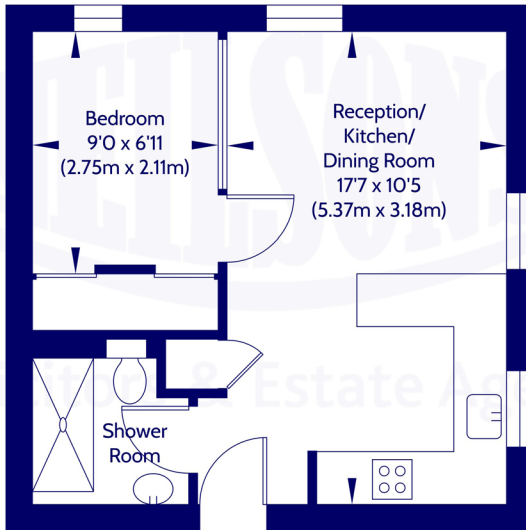
Laichpark Place forms part of the popular residential area of Chesser which is situated approximately three miles west of Edinburgh City Centre. An excellent selection of shops can be found in the immediate vicinity including M&S food hall, Aldi together with a 24hour Asda superstore. There are a good 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 28.9 Sq M / 311 Sq Ft.

Ground Floor



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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