










Offers Over
£240,000

44 Laichpark Place

Chesser | Edinburgh | EH14 1UN

Enjoying a quiet cul-de-sac setting in the popular Chesser area of Edinburgh, this three bedroom mid-terraced house presents an exciting opportunity for buyers seeking a home they can modernise and make their own. Offering generous accommodation, private gardens and an allocated parking space, it boasts excellent potential and is ideally positioned close to local amenities, transport links and green spaces.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Front and rear gardens
-  Allocated parking space
-  EPC rating – C
-  Council tax band – E



Description

Now in need of modernisation and upgrading, the accommodation briefly comprises; entrance hallway, generous dual aspect lounge/dining room, fitted kitchen with a range of wall and base units and a door to the garden, three double bedrooms all with built in storage, and a fully tiled bathroom with a white suite. The property also benefits from gas central heating and double glazing.



Extras

Included in the sale will be the cooker, fridge/freezer, undercounter fridge, washing machine and garden shed.

Gardens & Parking

A front garden welcomes you to the property and to the rear is a fully enclosed garden offering a space to dine and relax in the warmer months. Also to the rear of the property is an allocated parking space providing convenient off street parking, with on street parking also available. An annual payment of approximately £44 is payable to the residents' association for the upkeep of the communal grounds around the development.

Viewing

By appointment through Neilsons (0131 625 2222).





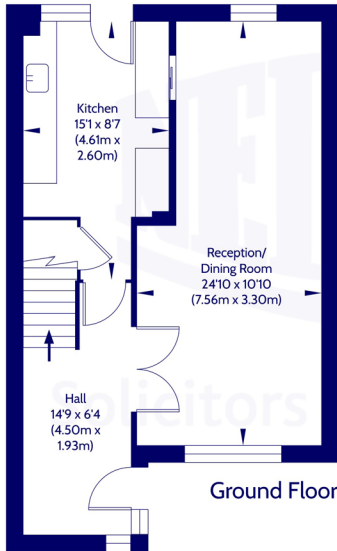
Location

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 an M&S food hall and Aldi, together with a 24 hour 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, and the Corn Exchange. Excellent bus services link the city centre and surrounding areas and the City Bypass is close at hand, giving access to central Scotland's main motorway network.

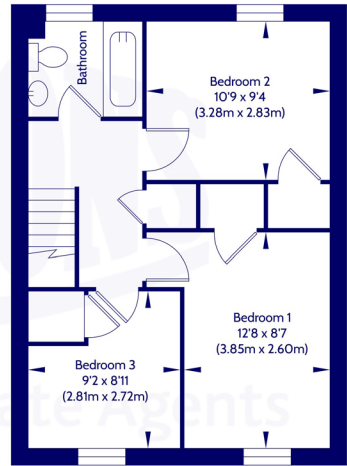




Approx. Gross Internal Floor Area 84 Sq M / 908 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

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

