



10/9 Laichpark Loan
CHESSEY | EDINBURGH | EH14 1UH


warners
solicitors & estate agents



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Warners are delighted to present this spacious and beautifully presented second/top floor flat, forming part of a quiet modern development within the popular Chesser area of Edinburgh, the property is ideally suited to first-time buyers, young professionals and those looking to downsize.

The accommodation comprises a welcoming entrance hallway with useful storage, leading through to a bright and generously proportioned dual-aspect living/dining room, creating an excellent space for both relaxing and entertaining. The modern fitted kitchen is well equipped with a good range of wall and base units, generous worktop space and ample room for a range of free-standing appliances. There are two well-proportioned double bedrooms, one benefiting from integrated wardrobe storage, while a contemporary bathroom fitted with a modern suite and shower over bath completes the accommodation.

Further benefits include gas central heating, double glazing and a partially floored attic with Ramsey ladder access providing excellent additional storage.

Externally, the development enjoys attractive and well-maintained communal garden grounds together with unrestricted street parking nearby. There is an annual fee payable to the resident's association for the upkeep of the communal areas.

Situated within the highly convenient Chesser district, the property is well placed for an excellent range of local amenities, shopping facilities and transport links, with easy access to Edinburgh city centre, the City Bypass and surrounding commuter routes, early viewing is highly recommended.

- Spacious second/top floor flat in quiet modern development in popular Chesser
- Welcoming entrance hallway with storage
- Bright dual-aspect living/dining room
- Modern well-equipped fitted kitchen
- Two well-proportioned double bedrooms (one with integrated wardrobe)
- Contemporary bathroom with shower over bath
- Gas central heating and double glazing
- Partially floored attic with Ramsey ladder access
- Well-maintained communal garden grounds
- Unrestricted street parking nearby

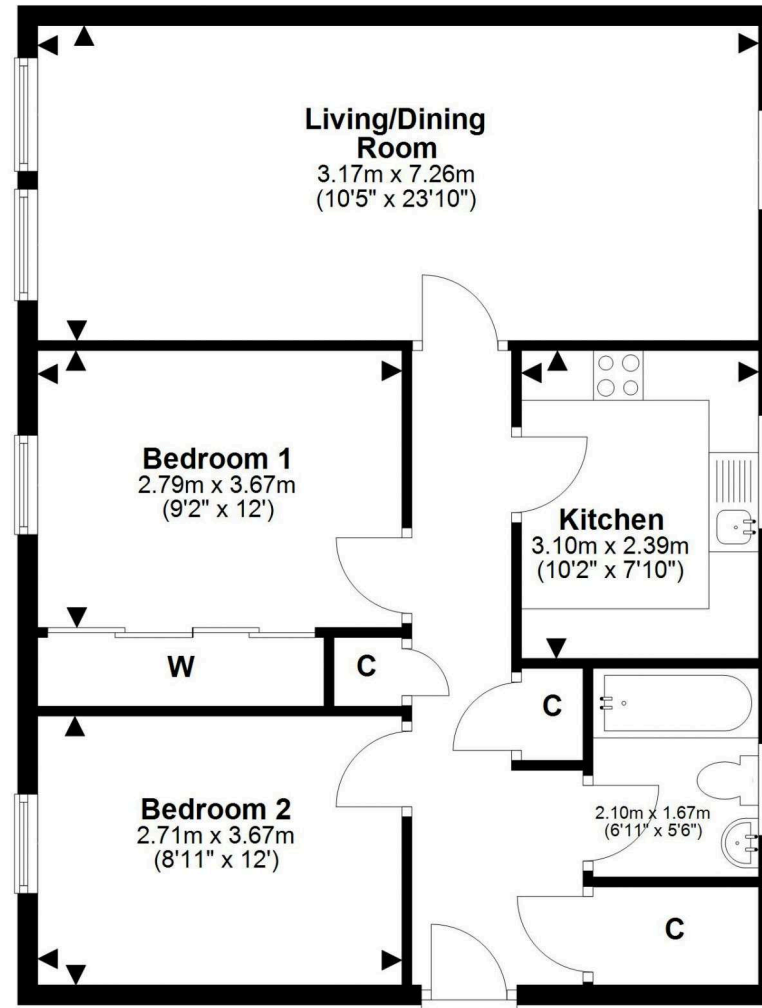
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Any integrated appliances will be included in the sale of the property. EPC: C. CT: C. Factoring: Approx. £48 P/Y Laichpark association

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 Newmart 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.





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.