

KILGOUR

PROPERTY



34/4 New Mart Place, Edinburgh, EH14 1TX





- Living Room/Open Plan Kitchen
- 2 Bedrooms (Master with En Suite)
- Shower Room (New)
- Gas central heating
- Double Glazing
- Secure Communal Entry
- Communal Gardens/ Grounds
- Residents Parking
- Factor Fees approx. £90 per calendar month at point of sale which includes Building Insurance
- Council Tax – Band D
- EPC – Band B

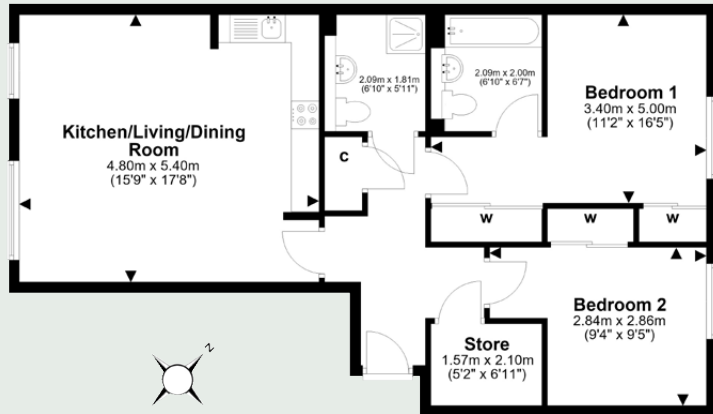
Viewing by appointment through selling agent on 0131 273 5233

Description

This stylish top-floor apartment is set within a modern development, conveniently positioned close to a wide range of local amenities and transport links. Offering contemporary, low-maintenance living, the property is ideally suited to a variety of buyers, including first-time purchasers, professionals, downsizers and buy-to-let investors. Further benefits include gas central heating and double glazing, ensuring a comfortable home throughout the year. Entrance to the building is gained via a secure entry system.

Location

Chesser is a popular residential district situated between Gorgie and Slateford to the south west 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 2 2 B
A
B
C
EPC BANDD
COUNCIL TAX BAND

Living Room/Open Plan Kitchen	17'8 x 15'9	5.40 x 4.80m
Bedroom 1	16'5 x 11'2	5.00 x 3.40m
En Suite	6'10 x 6'7	2.09 x 2.00m
Bedroom 2	9'5 x 9'4	2.86 x 2.84m
Shower Room	6'10 x 5'11	2.09 x 1.81m





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