



45 Laichpark Road  
CHESSEY | EDINBURGH | EH14 1UP

  
**warners**  
solicitors & estate agents



## 45 Laichpark Road

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Warners are delighted to present to the market this highly sought-after two-bedroom mid-terraced villa, peacefully situated off the road, within a well-established and popular modern development in the vibrant Chesser area of Edinburgh. Boasting a driveway to the rear, this lovely family home is immaculately presented and has been finished to a high standard throughout. A vestibule welcomes you to the property, and the bright and airy living room is the heart of the home. The breakfasting kitchen is beautifully appointed and is fitted with sleek cabinetry, integrated appliances, and opens directly onto the sunny southwest facing garden, seamlessly blending indoor and outdoor living. Upstairs, the two bedrooms are of a generous size with the front facing principal bedroom benefiting from deep fitted mirrored wardrobes, and the contemporary shower room with electric shower cubicle and vanity drawer sink unit, completes the internal accommodation. Externally, the property further benefits from well-maintained, low-maintenance gardens at both front and rear. The south-west facing rear garden features a decking, patio area—ideal for alfresco dining, entertaining, or simply unwinding outdoors, as well as a shed and driveway. The front garden is thoughtfully designed with decorative stone for ease of upkeep. Additional benefits include double glazing, gas central heating, and fantastic storage options throughout - including Ramsay ladder access to a partially floored attic, ensuring comfort and convenience for the new owners.

- Immaculately presented two bedroom villa in sought after Chesser
- Move-in ready with high-quality finishes
- Bright living room with under- stair storage
- Modern breakfasting kitchen with integrated appliances
- Generous principal bedroom with deep fitted mirrored wardrobes
- Contemporary shower room with electric shower cubicle
- Gas central heating & double glazing
- Low-maintenance gardens, complete with shed, and driveway

Council Tax Band: D Energy Rating: C

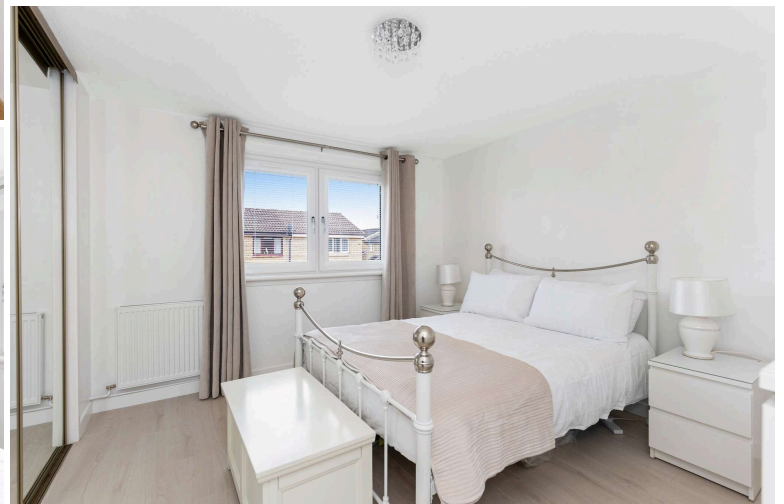
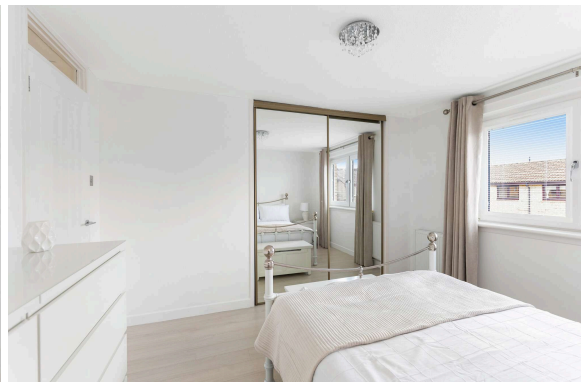
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

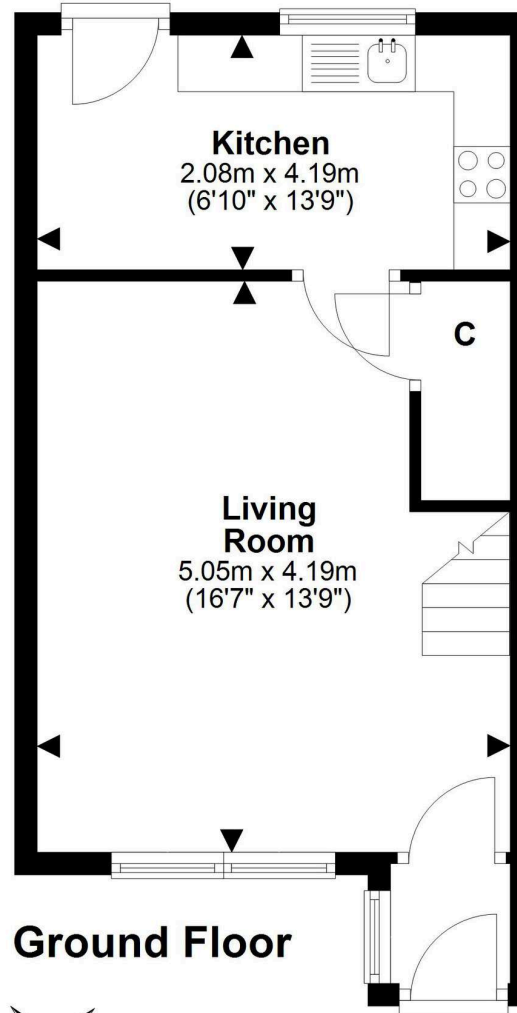
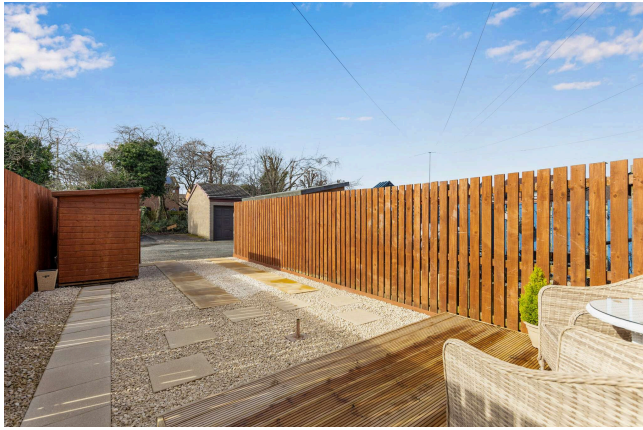


Extras : All curtains, blinds, integrated washing machine, fridge, oven, hob, freezer in under stair cupboard and the white freestanding wardrobe with storage above will be included.

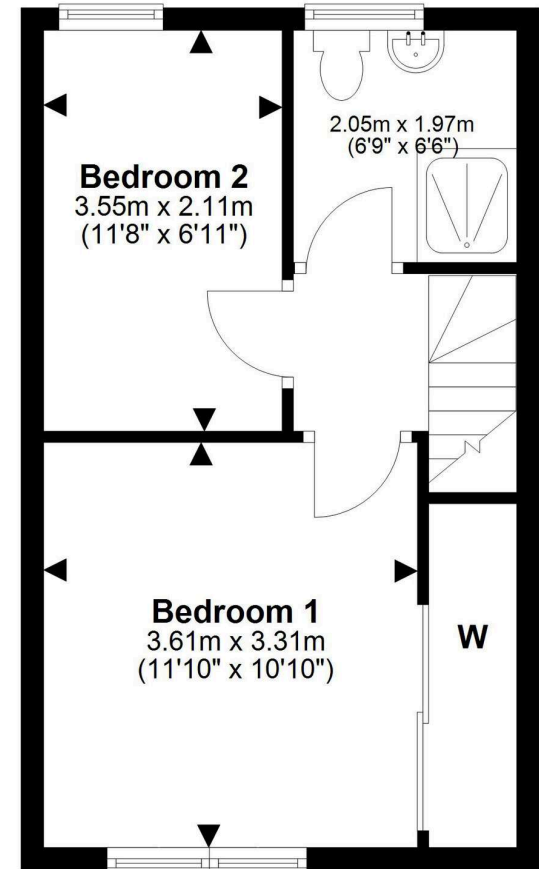
Residents association charge of £48 per annum for upkeep of communal grounds.

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.





**Ground Floor**



**First Floor**



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.