



Flat 9, 16 New Mart Square, Edinburgh, EH14 1TJ

Bright and Well-Presented, Two-Bedroom, Dual Aspect, Second-Floor (Top) Flat

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Property Description

Bright and well-presented, two-bedroom, dual aspect, second-floor (top) flat with an allocated parking space. Set in a modern, factored residential development, located in the popular Chesser area, south-west of Edinburgh city centre.

Comprises an entrance hallway, open plan living/dining room and kitchen, two double bedrooms, an en-suite shower room and a bathroom.

Features include a well-proportioned floor plan, a modern fitted kitchen with integrated appliances, and fitted bathroom suites. In addition, there is double glazing, gas central heating, and excellent storage provision.

The development also provides landscaped grounds, a shared bike store, a secured entry system and allocated residential parking.

A welcoming entrance hall provides access to all rooms throughout the property and benefits from built-in storage cupboards. The bright and spacious living area is a standout feature of the home, with a central light fitting, and a large window that fills the room with natural light. Its generous proportions provide ample space for a comfortable sofa suite, dining table, or additional furnishings, making it an ideal setting for both relaxing evenings and entertaining guests. The modern kitchen area is thoughtfully designed with tiled-effect flooring, stone-effect worktops, and a sink with a drainer. Well equipped with appliances including a washing machine, fridge/freezer, integrated oven, and a gas hob with a canopy above, it combines practicality with a sleek finish.

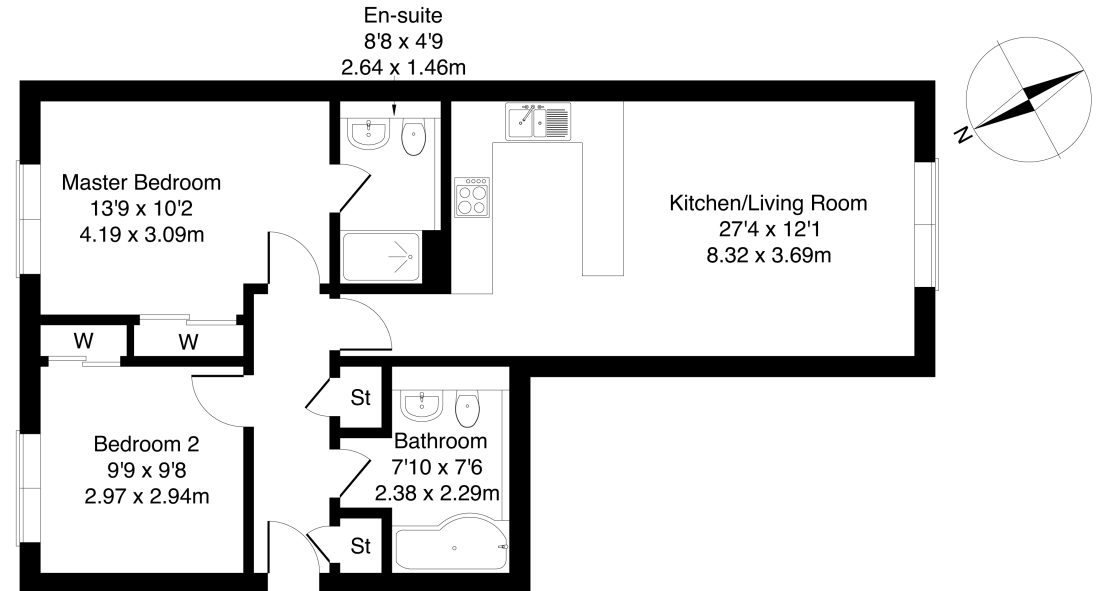
The master bedroom offers a calm and private retreat, complete with a built-in wardrobe with mirrored sliding doors, and direct access to a stylish en-suite. Bedroom two is another generously sized double, with its own built-in wardrobe featuring sliding doors. This room is versatile, making it ideal for use as a guest bedroom, children's bedroom, or home office. Both bedrooms benefit from excellent storage space, ensuring the rooms remain uncluttered and functional. Completing the property is a contemporary three-piece bathroom, finished with tiled-effect flooring, a tiled splashback surround, and a central light fitting, providing both style and practicality.

The living room and master bedroom have been virtually staged with our compliments.



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Approximate Gross Internal Area: (732 sq ft - 68 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Chesser is a well-regarded residential district located to the west of Edinburgh city centre, offering excellent access to a wide range of local amenities. The area features a variety of shops, banking and post office services, a 24-hour ASDA superstore, and the nearby Edinburgh West Retail Park for further retail options. A wealth of leisure and recreational facilities are also close at hand, including the Edinburgh Corn Exchange, Fountain Park entertainment complex, Nuffield Health Club, Craiglockhart Sports Centre, and several golf courses. Many parts of Chesser benefit from a clear view of Edinburgh Castle, where residents can also enjoy the spectacular firework displays that regularly light up the

skyline. The area benefits from superb transport connections, with frequent bus services into the city and Slateford railway station providing further commuting options. Chesser is well served by local schooling and is ideally positioned for access to Napier, Heriot-Watt, and Edinburgh universities.





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