



This image has been virtually staged



## Flat 6, 1 New Mart Place, Chesser, Edinburgh, EH14 1RW

Bright, Dual-Aspect, Two Bedroom, First-Floor Apartment

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)





# Property Description

Bright, dual-aspect, two-bedroom, first-floor apartment with an allocated parking space. Set in a quiet and modern, factored development, located in the popular Chesser area, west of Edinburgh city centre.

Comprises an entrance hallway, open plan living/dining room and kitchen, master bedroom with en-suite, a second double bedroom, and a bathroom.

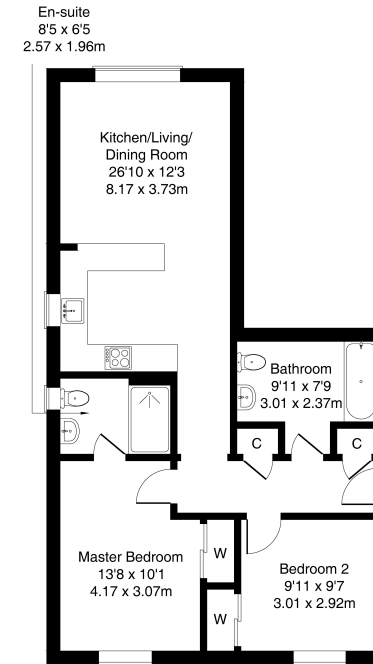
In addition, there is double glazing, gas central heating with a newly installed boiler (2022), and excellent integrated storage provision including bedroom wardrobes.

This maintained development includes a shared bike store, landscaped communal grounds and ample residential parking.

The hall gives access throughout and features two built-in store cupboards, the secured entry handset modern wood-effect flooring and two pendant light fittings. Set to the westerly-facing aspect is a spacious open-plan public room with dual-aspect natural light, wood-effect flooring for the kitchen area and carpeted flooring for the lounge space. The kitchen is fitted with stone-effect worktops and a matching upstand, a sink with drainer, unit downlighting, a freestanding washing machine; and an integrated fridge/freezer, oven and a gas hob with a canopy above.

Both double bedrooms are set to the opposite easterly facing aspect and include carpeted flooring and built-in wardrobes. The master bedroom also has a generous en-suite with a two-piece suite and an integrated shower cubicle. Completing the accommodation, set internally, a further generous bathroom has a fitted suite including a mains shower over a P-shaped bath, tiled splash walls and a shaver point.

**mov** REAL ESTATE  
Flat 6, 1 New Mart Place, Edinburgh, EH14 1RW  
Approximate Gross Internal Area: (743 sq ft - 69 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 popular residential area situated west of the city centre, and conveniently placed for a wide range of amenities, which include a great selection of local shops, banking and post office facilities, a 24-hour ASDA superstore and the new Edinburgh West Retail Park. Recreational facilities are well catered for by the nearby Edinburgh Corn Exchange, Fountain Park multi-complex, Nuffield

Health Club, Craiglockhart Sports Centre, and numerous golf courses. Excellent transport links are available locally, including regular bus services to and from the city centre, and a railway station at Slateford. Schooling is well represented in the area and Napier, Heriot-Watt and Edinburgh universities are all easily accessible.







### Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

### Contact Us

0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

