



4/7, Laichpark Place, Edinburgh, EH14 1UN

Immaculately Presented, One-Bedroom, First-Floor (Top) Flat

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Property Description

Immaculately presented, one-bedroom, first-floor (top) flat, forming part of an established development. Conveniently located in the popular Chesser area, lying west of Edinburgh city centre.

Comprises an entrance hall, a living/dining room and kitchen, a double bedroom, and a shower room.

This ideal starter home or buy-to-let, set on a quiet back street, has all furnishings and appliances available for inclusion in the sale. Highlights include a stylish fitted kitchen and bathroom, contemporary flooring, electric heating, double glazing and a private loft space.

The development includes well-maintained shared gardens, and there is unrestricted parking on the surrounding streets.

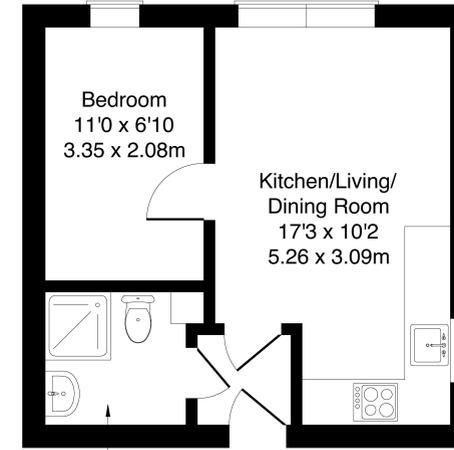
The welcoming entrance hall provides access to all rooms within the apartment, creating a practical and well-laid-out living space. The bright and inviting living area is a comfortable space designed for both relaxing and entertaining. It features attractive wood-effect flooring, modern spotlighting and a well-positioned window that allows an abundance of natural light to fill the room throughout the day, creating a warm and airy atmosphere. There is ample space to accommodate both lounge seating and a dining area, making it ideal for modern living. The kitchen area is neatly arranged and well equipped, featuring stylish stone-effect worktops, a tiled splashback surround and a stainless steel sink with mixer tap. Further spotlighting enhances the contemporary feel, while integrated appliances include an oven with electric hob, fridge/freezer and washing machine, offering convenience and practicality.

The bedroom is a generously sized and peaceful retreat, finished with the same attractive wood-effect flooring and modern spotlighting. The room comfortably accommodates a double bed and additional bedroom furniture such as wardrobes and bedside tables, while still maintaining a bright and uncluttered feel. Completing the property is the modern fitted shower room, which features tiled-effect flooring, contemporary spotlighting and a ladder-style heated radiator, creating a clean and stylish space.



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Approximate Gross Internal Area: (301 sq ft - 28 sq m.)



Shower Room
6'1 x 5'9
1.86 x 1.75m

First Floor

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. 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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