



Estate Agents and Solicitors

Flat 9, 4 New Mart Gardens, Chesser, Edinburgh, EH14 1TZ

Spacious & Well Presented, Two Bedroom, Dual Aspect, Second Floor Flat

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Property Description

Spacious and well presented, two-bedroom, dual-aspect flat on the second (top) floor of a modern, factored apartment block, set in a residential development in the popular Chesser district, to the southwest of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, master bedroom with en-suite shower room, a further double bedroom and a bathroom.

Features include a large bright living room, neutral decor, uPVC double glazing, gas central heating, integral storage space, a secure entry system and TV and telephone points.

Externally, there are ample parking spaces for residents and visitors and well-tended, communal gardens and grounds.

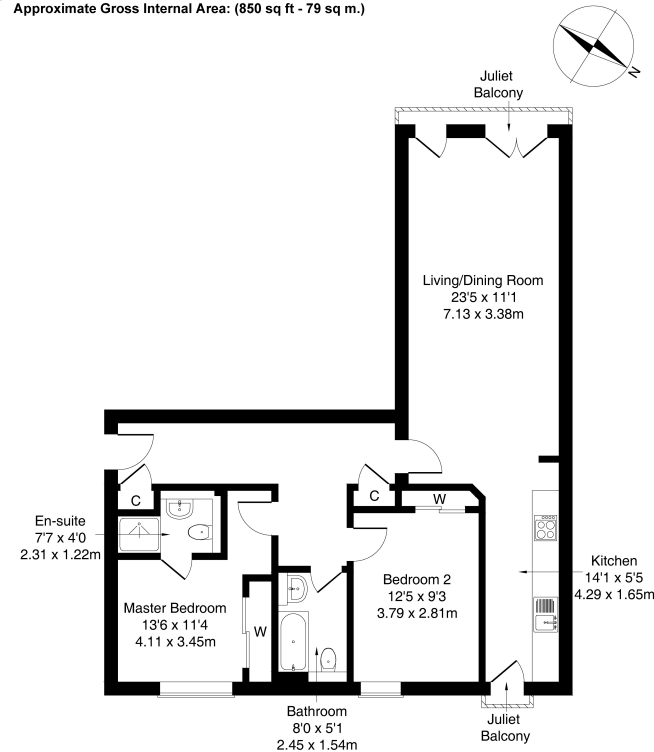
The entrance hall provides access throughout the majority of the property, and features two storage cupboards, wood effect flooring and space for outerwear. Set to the front, a generously sized living/dining room features a large Juliet balcony affording lots of natural light, two light fittings and ample space for both lounge and dining furniture.

Set off the living room with a rear window, the kitchen is fitted with contemporary units, stone effect worktops, a stainless steel sink and upstands; and an integrated oven, gas hob and washing machine.

Set to the rear, the master bedroom has wood effect flooring, a built-in wardrobe with mirror sliding doors and an en-suite shower room; whilst bedroom two is similarly finished. also with wood effect flooring and a built-in wardrobe. Completing the accommodation, the bathroom is fitted with a modern three-piece suite, a mains mixer shower over the bath and tiled splash walls.

A 360 Virtual Tour is available online.

omov⁸ REAL ESTATE Flat 9, 4 New Mart Gardens, Edinburgh, EH14 1TZ
Approximate Gross Internal Area: (850 sq ft - 79 sq m.)



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.





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