



## Flat 10, 30 New Mart Place, Chesser, Edinburgh, EH14 1TX

Spacious and Well-Presented, Third-Floor (Top) Flat, with Private Parking

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# Property Description

Spacious and well-presented, two-bedroom, third-floor (top) flat, with private parking. Set in a modern, factored, residential development, located in the popular Chesser area, 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.

Tastefully finished, highlights include a modern integrated kitchen, with a full range of appliances, and stylish fitted bathrooms. In addition, there is double glazing, gas central heating and good storage provision, including integrated wardrobes in both bedrooms.

There is also a secure entry system, shared landscaped grounds and ample residents' and visitor parking.

A welcoming entrance hall, with walk-in storage, is finished with light, neutral decor and modern, wood-effect flooring. Spanning the entire width of the flat, an open-plan kitchen, living and dining room benefits from plenty of natural light from generous glazing and a sunny, southeasterly aspect. A versatile floor plan allows flexibility for arrangements of both lounge and dining furniture, whilst a kitchen is fitted with modern, wood-effect units and stone-effect worktops. Kitchen appliances include an integrated oven, a gas hob, a stainless-steel canopy, a fridge/freezer, a dishwasher and a washing machine.

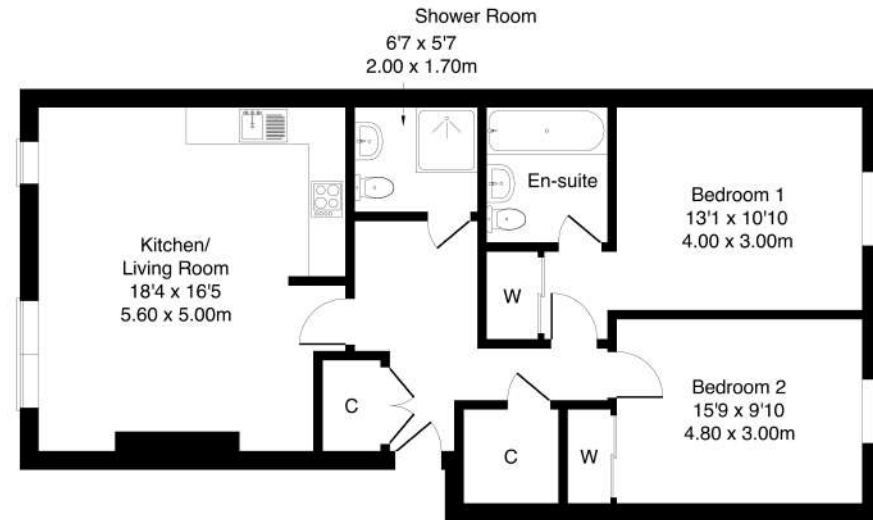
Two double bedrooms continue the generous proportions of the living space. Both maximise floorspace with integrated wardrobe storage, whilst the main bedroom further benefits from a stylish, three-piece bathroom, including a shower-over-bath.

Completing the accommodation is a good-sized shower room, finished in the same contemporary style as the bathroom.



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Approximate Gross Internal Area: (872 sq ft - 81 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, including 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, whilst Napier, Heriot-Watt and Edinburgh universities are all easily accessible.







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