










Offers Over  
**£179,000**

## 15/1 New Mart Square

Chesser | Edinburgh | EH14 1TJ

This well-presented ground floor flat is situated within a modern development in the sought-after residential area of Chesser. The property benefits from gas central heating, double glazing, and an allocated parking space for added convenience. The shared areas are professionally maintained by a property factor, ensuring a high standard of upkeep, and the development includes well-maintained communal grounds and a secure communal bike store.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band – C



## Description

The property boasts a beautifully designed open-plan kitchen and living area, offering both style and functionality. The kitchen is equipped with high-quality integrated appliances, including a fridge, dishwasher, hob and oven, ensuring every modern convenience is at hand. From this space, direct access is provided to a communal garden, perfect for relaxing or enjoying outdoor gatherings. The large double bedroom is a serene retreat, complete with fitted wardrobes and an additional storage cupboard, providing ample space for clothing and personal items. The modern shower room is elegantly finished, featuring contemporary fittings and a sleek design that enhances its practicality. Adding to the convenience of the home, a utility cupboard houses a washing machine, ensuring efficient use of space. The property is further enhanced by gas central heating (GCH) and double glazing (DG), ensuring warmth and energy efficiency throughout. Recent upgrades include a newly installed kitchen, a stylish shower room, and fresh flooring, giving the property a contemporary and inviting feel.



The property is managed by Hacking and Paterson, the management fee is approximately £240 to £250 per quarter, covering the maintenance of communal areas, landscaping of shared grounds, and any necessary repairs or services to ensure the development is kept in excellent condition.

## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Parking

The shared areas of the development are professionally managed by a property factor, ensuring they are consistently well-maintained to a high standard. This includes regular cleaning, landscaping, and general upkeep, contributing to a pleasant and tidy living environment for residents. The communal grounds are thoughtfully designed and well cared for, offering green spaces that enhance the appeal of the development. For added convenience, the property also features a secure communal bike store, ideal for cycling enthusiasts or those who prefer an eco-friendly mode of transport. Additionally, the development includes residents' parking, providing ample and easily accessible parking spaces for homeowners and visitors alike.



## Viewing

Please contact Neilsons on 0131 625 2222.





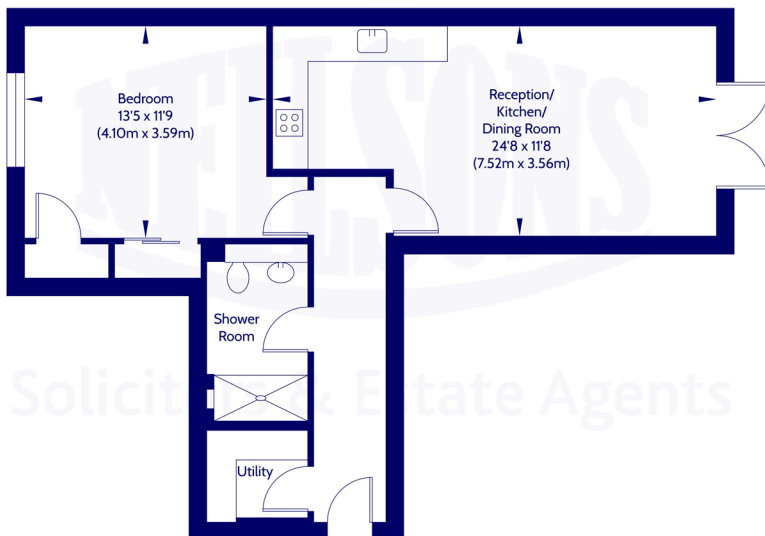
## Location

New Mart Square forms part of the popular residential area of Chesser which is situated approximately three miles west of Edinburgh City Centre. An excellent selection of shops can be found in the immediate vicinity including an M&S food hall and Aldi together with a 24 hour Asda superstore. There are a good range of leisure opportunities in the surrounding area including lovely walks along the Union Canal and the beautiful water of Leith Walkway, Carrick Knowe Golf Course, Nuffield Fitness and Wellbeing Centre and the O2 Academy. Excellent bus services link the city centre and surrounding areas and the City Bypass is close at hand, giving access to central Scotland's main motorway network.



Approx. Gross Internal Floor Area 58.57 Sq M / 630 Sq Ft.

### Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

