

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

**Offers Over £125,000**

- Living/dining/kitchen with sliding door through to bedroom
- Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and white goods included in sale
- Bedroom fitted with large fitted wardrobes
- Shower room fitted with two-piece and electric walk in shower
- Double glazing and underfloor electric heating
- Well kept communal gardens
- Residents parking





## Studio

Blair Cadell are delighted to bring to market this fantastic one bed flat in the heart of Chesser. With recent upgrades throughout, the property would be ideal for the first time buyer and must be viewed.

The accomodation comprises of a living/dining room/kitchen. The kitchen is fitted with a range of floor and wall mounted units, electric hob and oven and white goods which are included in the sale. There is a well proportioned double bedroom with large fitted wardrobes offering plenty of useful storage space. Shower room fitted with a two-piece suite and electric walk in shower. The property benefits from electric underfloor heating throughout perfect for the colder winter months and double glazing. Well kept communal gardens and free on-street parking.

Chesser is approximately a fifteen minute bus journey from the city centre plus is handily placed for swift access to the city bypass which leads to the International Airport and the central belt motorway network. Locally there are excellent shopping facilities that include the Edinburgh West Retail Park, 24hr ASDA and a Marks and Spencer's food store and Aldi stores. Recreational facilities include the Corn Exchange, Nuffield and LIFT gyms, walks along the Water of Leith Walkway and the Union Canal and a wide range of popular bars and restaurants all within easy walking distance or a quick bus journey

**Viewing by appointment on 0131 337 1800**

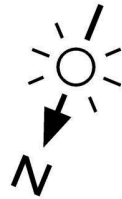




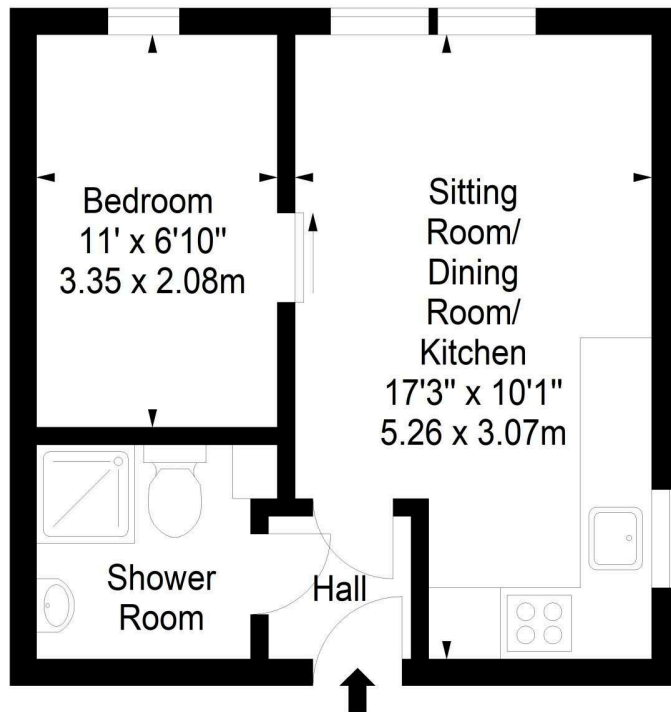




**Laichpark Place,  
Edinburgh,  
Midlothian, EH14 1UN**



Approx. Gross Internal Area  
302 Sq Ft - 28.06 Sq M  
For identification only. Not to scale.  
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First Floor



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