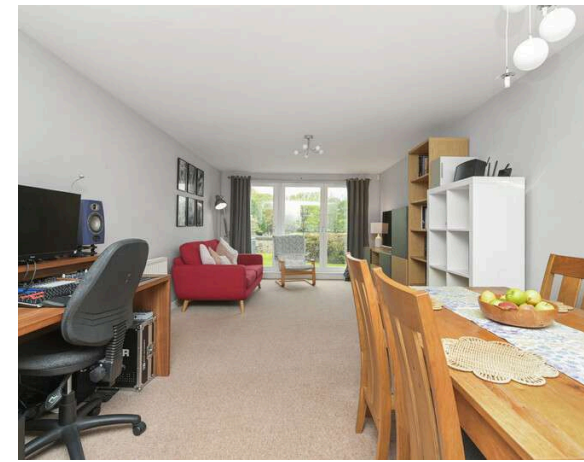




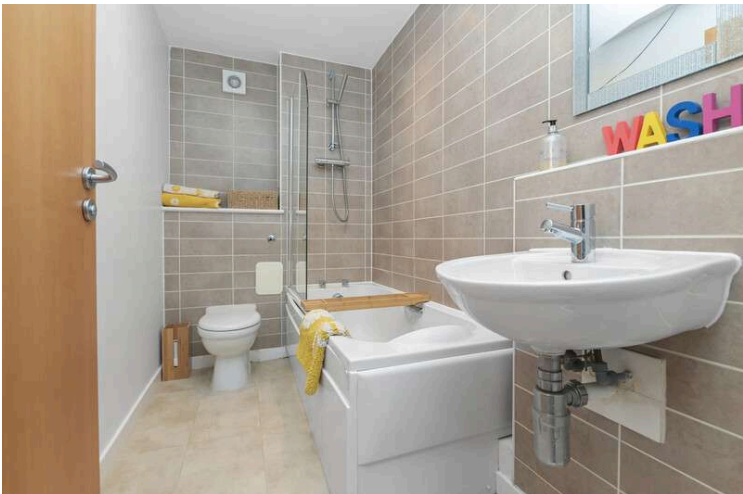
Flat 3, 4, New Mart Gardens, Edinburgh, EH14 1TZ

www.mcdougallmcqueen.co.uk



McDougall McQueen present to the market this well-proportioned two bedroom ground floor apartment forming part of a modern factored block with secure entry system, communal gardens and residents parking. The property is ideally located in the popular Chesser area of Edinburgh close to an abundance of local amenities and transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with two storage cupboards.
- Living/dining room with patio doors offering direct access to the communal garden area to the rear.
- Kitchen equipped with a range of wall and base units along with integrated appliances, door accesses the private patio.
- Master bedroom with built in wardrobes and en-suite.
- Double bedroom with built in wardrobes.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating, newly installed boiler with 10 year guarantee.
- Double glazing.
- Communal garden areas.
- Residents parking.
- Factored by Hacking and Paterson.



Location

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.

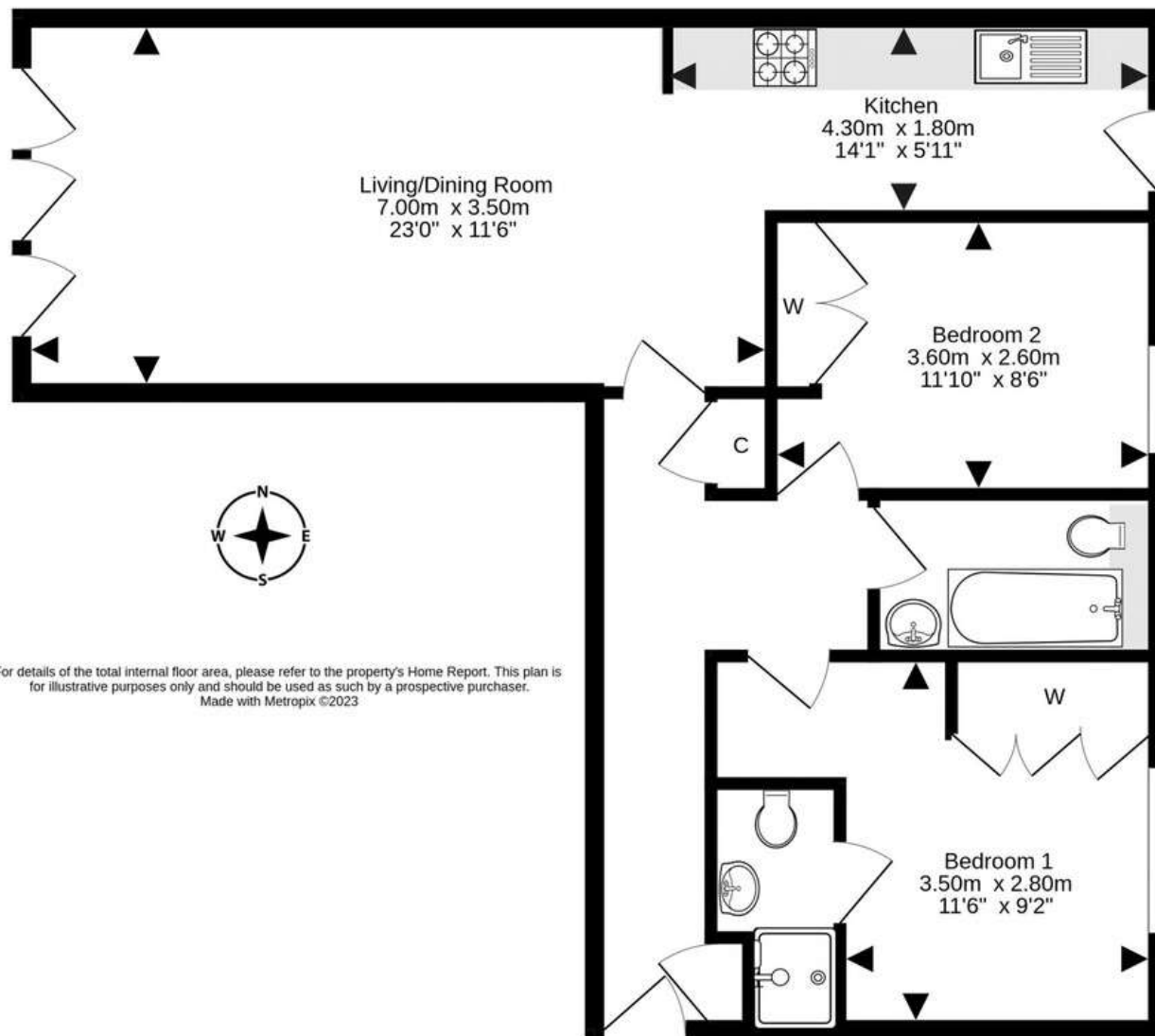
Extras

Included in the sale price are the integrated kitchen appliances, fixtures & fittings and window coverings.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - B



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

