
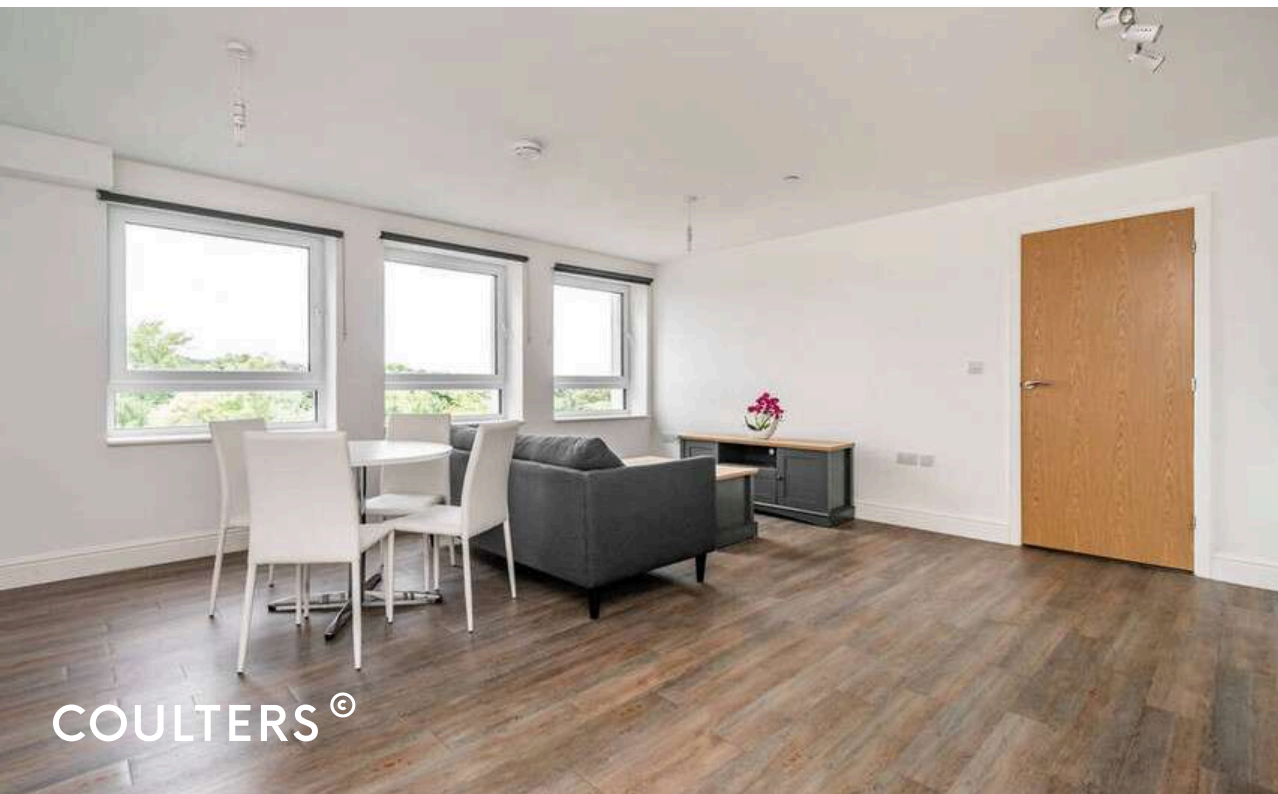


COULTERS<sup>©</sup>

# 5/63 ELFIN SQUARE

CHESSER, EDINBURGH, EH11 3AW

 2 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

This bright, modern two bedroom fourth floor flat offers spacious, well-proportioned and airy accommodation with stunning leafy views, in move in condition. 5 Elfin Square is part of the Embankment West development which is set back from Gorgie Road on the banks of the Water of Leith. The development has been carefully renovated to provide new build apartments. Fantastic transport links and proximity to Napier and Heriot-Watt universities means this would be a fantastic home for a first-time buyer or investors.

## KEY FEATURES



Stylish 4th floor flat with lovely views.



Two bright double bedrooms.



Close to the delightful Saughton park.



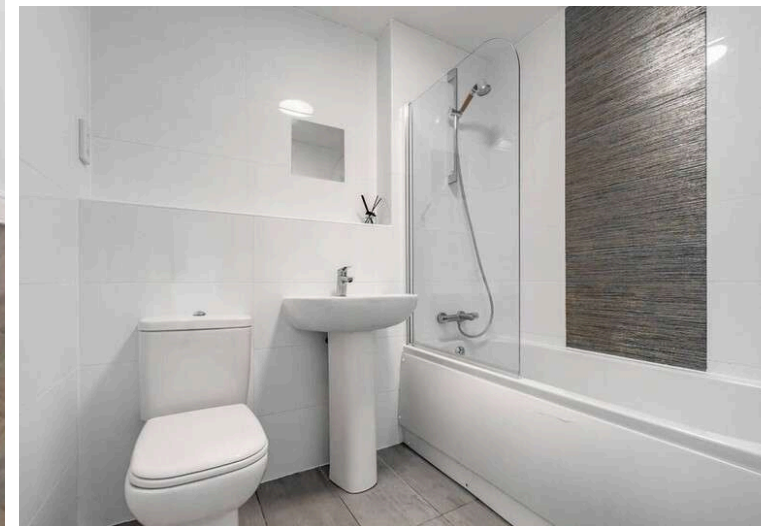
Residents parking and on-street parking.



Situated in the popular residential area of Chesser.



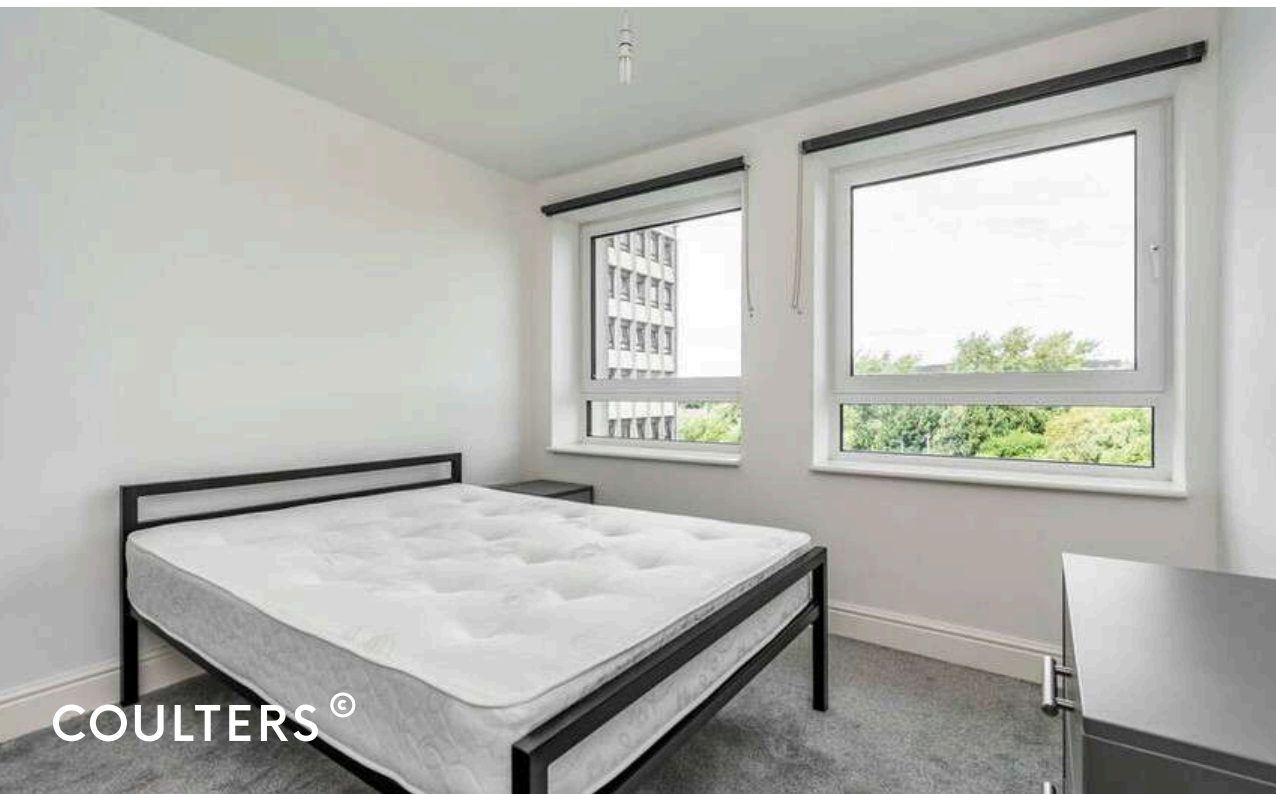
Excellent local amenities nearby.



Opening on to a long hall, there is a hall (with storage cupboard) which in turn leads to an impressively spacious open plan sitting room / kitchen / dining room which has a lovely outlook to the rear of the building. Wall and base mounted cabinetry flank the rear wall with integrated appliances which comprise; electric hob, oven, extractor hood, fridge/freezer, dishwasher and microwave. There are two double bedrooms in addition to a sleek, stylish bathroom (with shower over the bath).

Heating is electric and the home benefits from double glazing. In addition to residents parking, there is a video entry phone system, bike storage and well kept grounds and communal halls.





## THE LOCAL AREA

Chesser is a popular residential district situated between Gorgie and Slateford to the southwest of the Edinburgh City Centre. Local shopping facilities include banking and post office services plus a wider range at the large Asda supermarket at Newmart Road and the Marks and Spencer Foodhall and other outlets at Edinburgh West Retail Park off Chesser Avenue.

Travelling by car, the Western Approach Road leads directly into Edinburgh's West End. A good public transport service operates into Edinburgh and Edinburgh City Bypass, approximately 1 mile away, gives access to other major motorway networks and Edinburgh International Airport.

For recreation the open spaces of Corstorphine Hill, Saughton Park, Edinburgh Zoo and several golf courses are within easy reach.

## EXTRAS

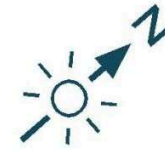
All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

The factor is Lar Operations CIC and the factoring fee is approximately £120 per month.

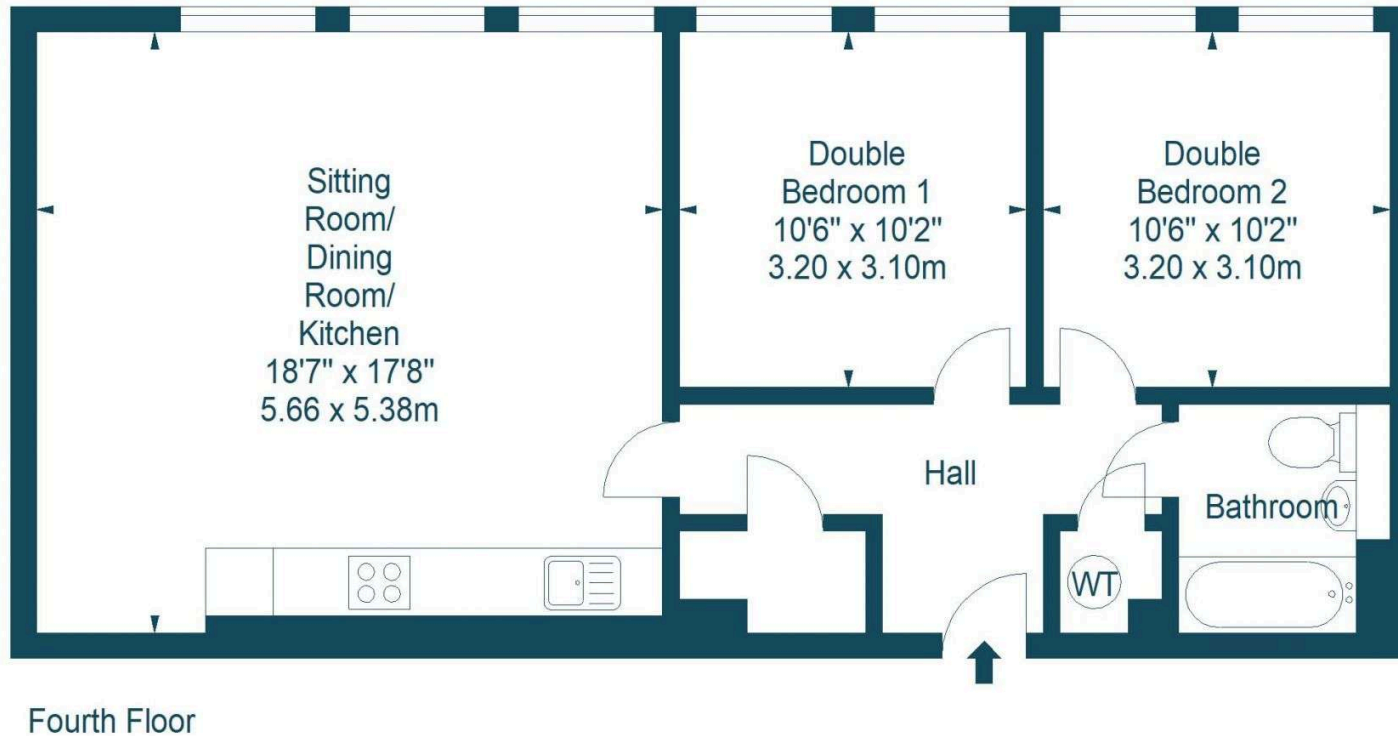


COULTERS®

Elfin Square,  
Edinburgh,  
Midlothian, EH11 3AW



Approx. Gross Internal Area  
710 Sq Ft - 65.96 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



## GET IN TOUCH

 [www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)

 0131 603 7333

 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.