



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**13 NEW MART SQUARE**

Chesser, Edinburgh, EH14 1TJ



Offering three storeys of versatile, beautifully presented accommodation in a move-in condition with quality fixtures and fittings, this spacious, rarely available mid-terraced townhouse incorporates four/five bedrooms, multiple living spaces including a home office, a principal en-suite shower room, a family bathroom, and two WCs. The exclusive family home boasts a prime location within a quiet suburban development, close to supermarkets, rail links, woodland walks, and under four miles from the city centre, and is accompanied by a low-maintenance enclosed garden, a private driveway, and an attached garage.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, dishwasher, fridge/freezer and washing machine will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



## FEATURES

- Quiet suburban development
- Prime city location
- Stylish mid-terraced house
- Presented in a move-in condition
- Entrance hall with storage
- Bright and spacious living room
- Dining kitchen with garden access
- Principal bedroom with en-suite shower room
- Three further double bedrooms
- Bedroom 5/study
- Family bathroom
- Ground-floor and third-floor WCs
- Enclosed easy-upkeep garden
- Private driveway
- Attached single garage
- EPC rating - B
- Council Tax Band - F







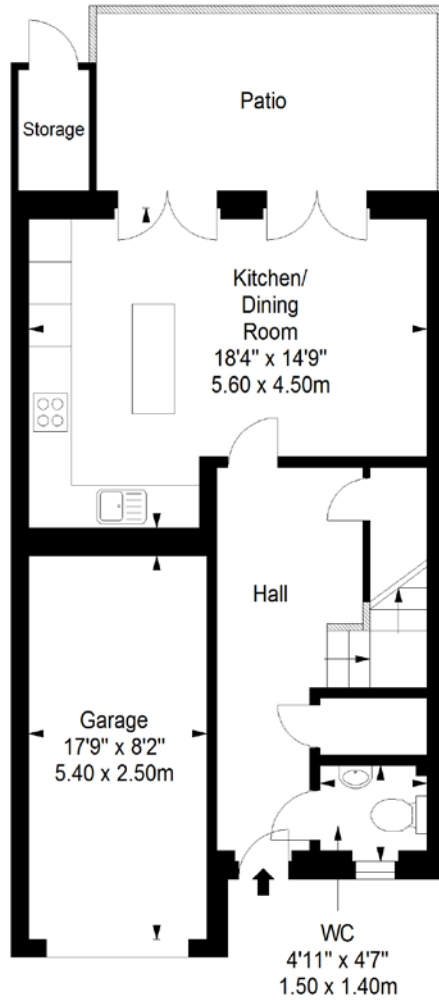
“STYLISH MID-TERRACED  
HOUSE WITHIN A QUIET  
SUBURBAN DEVELOPMENT  
WITH FOUR BEDROOMS”



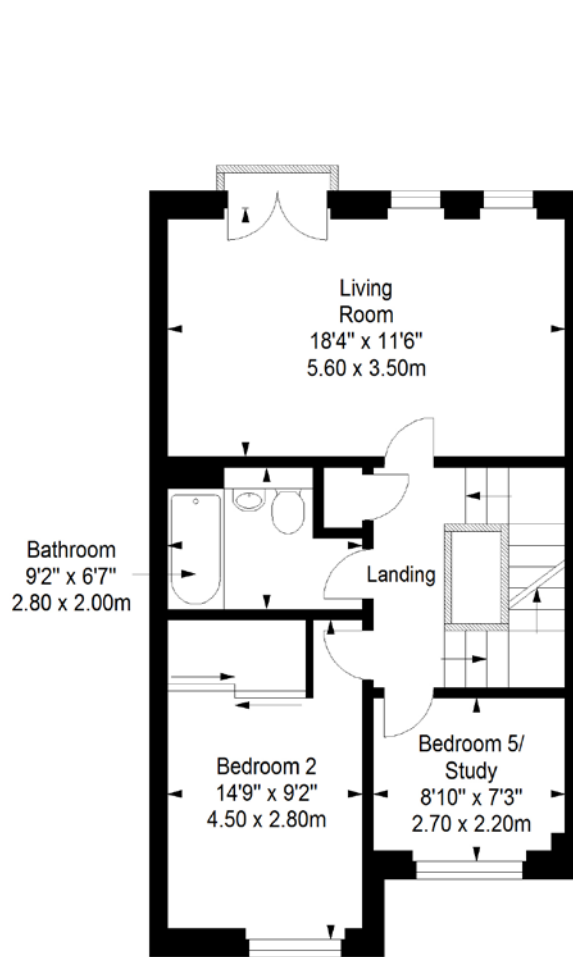


# FLOORPLAN

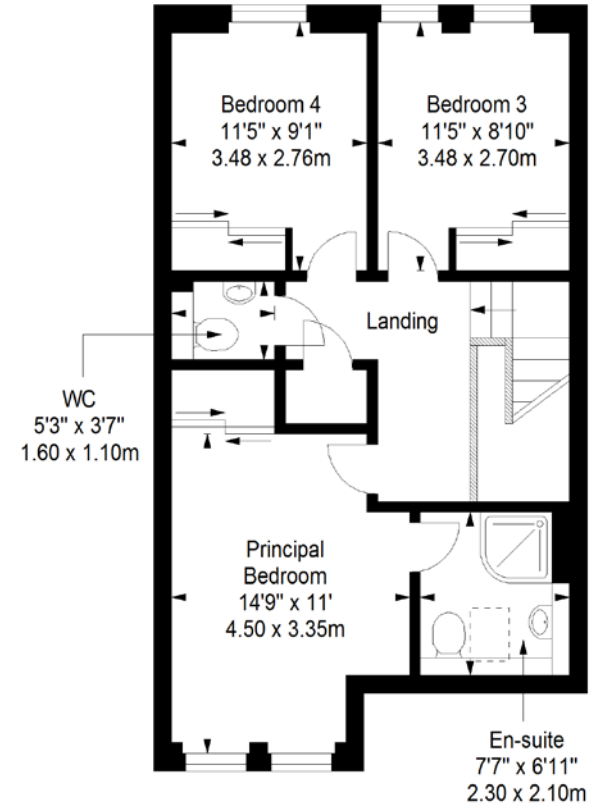
**Ground Floor**  
Approx. 53.6 sq. metres (577.0 sq. feet)



**First Floor**  
Approx. 53.8 sq. metres (579.1 sq. feet)



**Second Floor**  
Approx. 53.7 sq. metres (578.0 sq. feet)



Total area: approx. 161.1 sq. metres (1734.1 sq. feet)



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## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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