



10 Laichpark Road,
Chesser, Edinburgh, EH14 1XB

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747



- Reception hall with storage.
- Attractive living room with feature fire
- Open plan to dining room with doors to rear garden.
- Modern fitted kitchen with appliances including range cooker.
- Utility room.
- Master bedroom with fitted wardrobes & ensuite bathroom with shower.
- Upper landing with storage & Access to attic via Ramsey ladder.
- Two further good-sized double bedrooms.
- Single bedroom.
- Shower room
- Gas central heating
- Double glazing
- Gardens to front & side.
- Double driveway to rear leading to large garage with electric door.
- Beautifully maintained enclosed southwest facing garden at rear.
- Unrestricted on street parking.
- Planning permission in place for a sunroom extension to the rear.

GENERAL DESCRIPTION

Immaculately presented extended semi-detached villa situated in the popular Chesser district of the City. The property is perfectly positioned for access to Edinburgh City centre and close to a wide range of local amenities. The property is set on an excellent corner position and would make an ideal family home in a fantastic location





LOCATION

Laichpark Road forms part of the popular residential area of Chesser which is situated just under three miles west of Edinburgh City Centre. An excellent selection of shops can be found in the immediate vicinity including a M&S food hall, Aldi together with a 24hour Asda superstore. Schools catering for all age groups are easily accessible and 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, the Corn Exchange including bowling alley. Excellent bus services link the city centre and surrounding area and the City Bypass is close at hand, giving access to central Scotland's main motorway network.

EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, CURTAIN POLES, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREE-STANDING RANGE COOKER, COOKER HOOD, FREE STANDING AMERICAN STYLE FRIDGE FREEZER, DISHWASHER AND AUTOMATIC WASHING MACHINE WITHIN THE UTILITY ROOM. THERE WILL BE NO GUARANTEES FOR ANY OF THE WHITE GOODS.



COUNCIL TAX BAND: E.

TRAIN STATION: APPROXIMATELY 600 METRES TO SLATEFORD TRAIN STATION

APPROXIMATELY 2 MILES TO HAYMARKET TRAIN STATION.

AIRPORT: APPROXIMATELY 6.6 MILES TO EDINBURGH AIRPORT.

BUSES: WITHIN 200 METRES.

RESIDENTS' ASSOCIATION:

THERE IS A RESIDENT'S ASSOCIATION IN PLACE FOR THE UPKEEP OF THE COMMUNAL AREAS WITHIN THE DEVELOPMENT FOR WHICH THERE IS AN ANNUAL CHARGE OF £45.

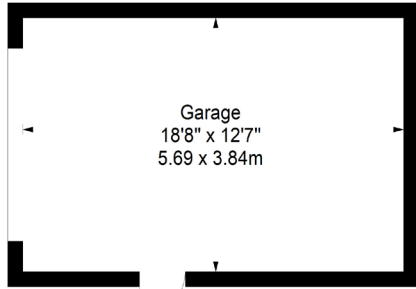
Laichpark Road,
Edinburgh,
Midlothian, EH14 1XB



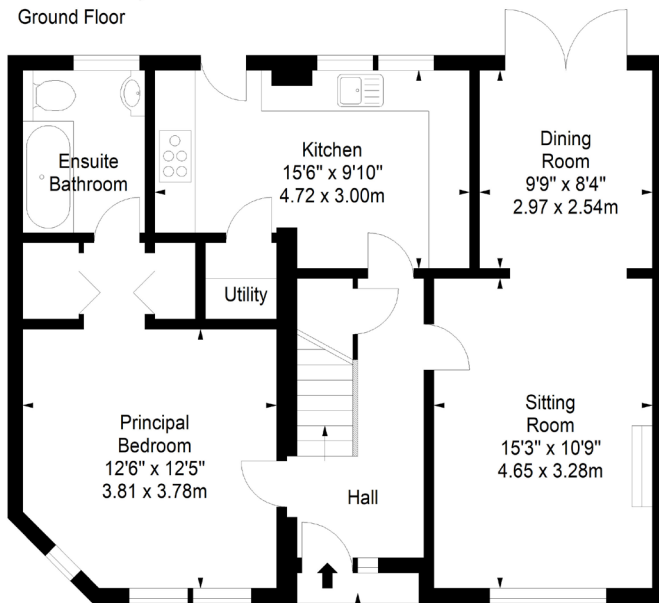
Approx. Gross Internal Area
1218 Sq Ft - 113.15 Sq M
Garage

Approx. Gross Internal Area
234 Sq Ft - 21.74 Sq M

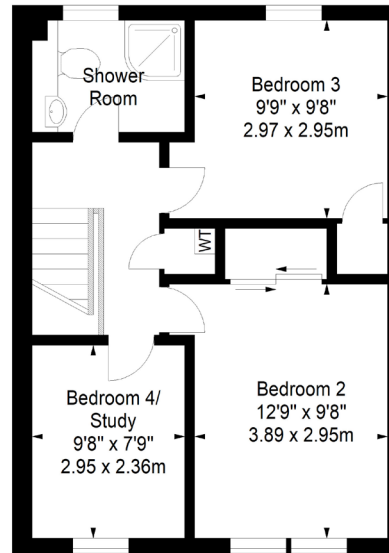
For identification only. Not to scale.
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Ground Floor



Ground Floor



First Floor



ENERGY PERFORMANCE
CERTIFICATE RATING C

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.