

**34 Laichpark Road  
Edinburgh EH14 1XB**

**Offers Over £395,000**

- Large living/dining room
- Kitchen fitted with a range of floor and wall mounted units, electric hob and oven, integrated appliances and breakfast bar
- Three double bedrooms with master featuring en-suite and single bedroom
- Family bathroom with three-piece suite
- Utility room with additional storage
- Hallway with W.C
- Gas central heating and double glazing
- Private front and rear gardens
- Off-street parking and single garage



1



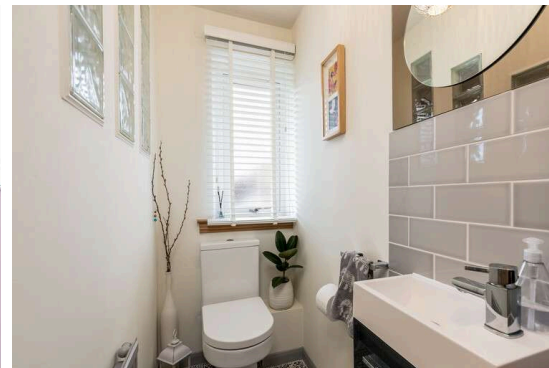
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EPC D



## Detached

Blair Cadell are delighted to bring to market this detached family home in the heart of Chesser. With four double bedrooms and superb local amenities, the property would be ideal for a young family and must be viewed.

The accomodation comprises of a fantastic large living/dining room that is flooded with natural light with full length windows at both ends of the room making it ideal for hosting friends and family. The kitchen is fitted with a range of floor and wall mounted units, electric hob and oven, integrated appliances, useful breakfast bar for meals on the go and fridge/freezer available by separate negotiation. There are three double bedrooms all benefitting from built in wardrobes and the master featuring a fully tiled en-suite with a mains walk in shower featuring a rainwater shower head and a two-piece suite and there is a single bedroom. The hallway benefits from a W.C and useful storage cupboard and there is also a utility room offering additional storage space. The property benefits from gas central heating and double glazing throughout for maximum efficiency. There are fantastic private gardens to both the front and rear and off-street parking along with a single garage.

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**

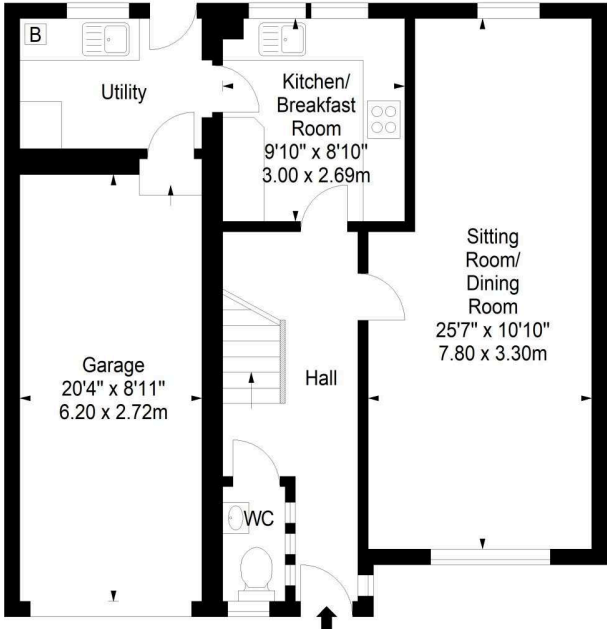




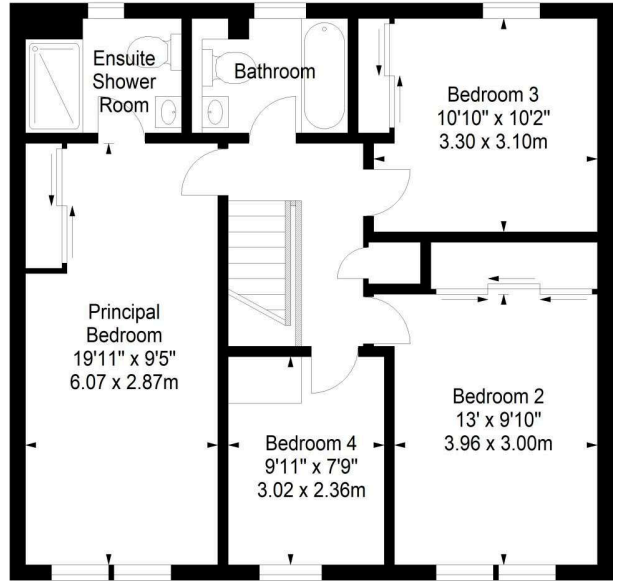
Laichpark Road,  
Edinburgh,  
Midlothian, EH14 1XB



Approx. Gross Internal Area  
1464 Sq Ft - 136.01 Sq M  
(Including Garage)  
For identification only. Not to scale.  
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Ground Floor



First Floor



Property Centre:  
1 Harrison Gardens  
Edinburgh EH11 3NA  
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Fax: 0131 337 1118

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