










Fixed Price

**£212,000**

## 2/7 New Mart Gardens

Chesser | Edinburgh | EH14 1TZ

A fantastic opportunity has arisen to purchase this spacious top floor flat forming part of an established modern development within the heart of the popular high amenity area of Chesser. The property would benefit from some upgrading and would undoubtedly appeal to first time buyers and professionals.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Residents Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - D



## Description

In brief the accommodation comprises; secure entry system, welcoming entrance hallway with useful storage, light and airy reception room, open plan fitted kitchen with appliances, well proportioned principal bedroom with mirrored fitted wardrobes and en-suite shower, good sized second bedrooms, and bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the hob and oven.

## Gardens & Parking

The property is pleasantly positioned within communal landscaped grounds with ample residential parking. A factoring fee is payable to Hacking & Paterson for a quarterly fee of approx. £200. This includes maintenance of communal areas.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

This property is in the sought-after residential area of Chesser which is situated approximately three miles west of Edinburgh City Centre. The City Bypass is close at hand and gives access to central Scotland's main motorway network. An excellent selection of specialist shops, cafes and bars can be found in the immediate vicinity as well as a large Asda superstore. 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 and a large Pure Gym.



Approx. Internal Area 73.36 Sq M / 790 Sq Ft.

Not to scale. For identification only.

© www.planography.co.uk 2024



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

