










Offers Over  
**£225,000**

## 5/3 New Mart Gardens

Chesser | Edinburgh | EH14 1TZ

Neilsons are delighted to present this bright attractive ground-floor flat that occupies a prime position within this prestigious and modern development. The flat is entered from a well-kept communal stairwell via a security entry phone system. Early viewing is highly recommended to fully appreciate this beautiful property.

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



## Description

Upon entering, you're welcomed by a spacious hallway leading to a semi-open plan reception and kitchen area, featuring full-height glass doors that open up to the communal gardens. Throughout this inviting space, laminate flooring adds warmth and durability, while a designated dining area complements the fitted kitchen, complete with a range of wall and base units. The kitchen is finished with subway tiling for a contemporary touch, enhanced by spotlights and providing access to the external area. The principal bedroom boasts ample space, with built-in wardrobes featuring sliding doors, along with an en suite comprising a white two-piece suite and fully tiled cubicle with a thermostatic shower. Another well-proportioned double bedroom, also equipped with built-in wardrobes featuring mirror frontage, offers additional comfort. The bathroom features partial full-height tiling, a white three-piece suite, a thermostatic shower above the bath, and a glass shower screen for added convenience



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Parking

Outside, the communal landscaped garden showcases expansive lawns and decorative planting, creating a serene environment. Residents benefit from shared parking bays, ensuring convenience and ease of access.

Please note a factor fee is payable to Hacking and Paterson at approx. £60 per calendar month

## Viewing

Please contact Neilsons on 0131 625 2222.



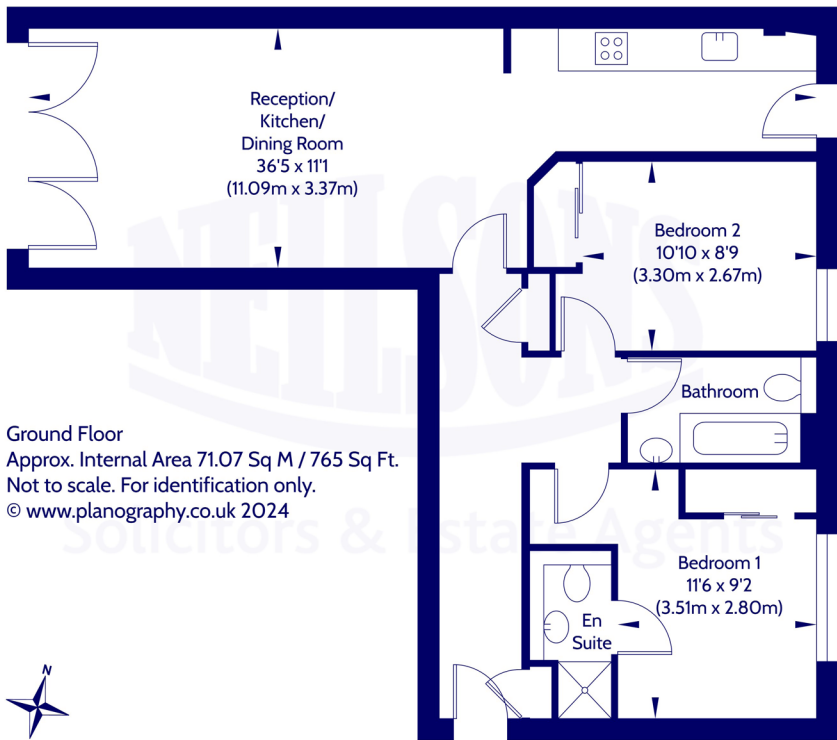




## Location

New Mart Gardens forms part of the popular residential area of Chesser which is situated approximately three miles west of Edinburgh City Centre. An excellent selection of shops can be found in the immediate vicinity including an M&S food hall and Aldi together with a 24hour 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, 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.





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.



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