



Offers Over
£180,000

1/1 New Mart Place

Chesser | Edinburgh | EH14 1RW

Quietly situated in an established modern development in the popular residential area of Chesser, is this well proportioned, one bedroom ground floor apartment. Close to excellent local amenities and transport links this property is in move in condition and is sure to have a wide appeal in the market, particularly to first time buyers and professionals.

-  1 public room
-  1 bedroom
-  1 shower room
-  Allocated parking space
-  Communal gardens
-  EPC rating – C
-  Council tax band - C



Description

Accessed via a secure entrance, the accommodation briefly comprises of welcoming hallway with three useful storage cupboards, bright open plan lounge/kitchen with a range of white wall and base units with complementary worktops, and French doors opening onto a patio and garden area, which whilst it is communal, has a very private feel to this apartment, a good sized bedroom with built in wardrobes, and a modern shower room with walk in double size cubicle.

The property further benefits from gas central heating with Hive system and double glazing.



Extras

All fixtures and fittings will be included in the sale along with the gas hob, electric oven and integrated fridge/freezer.

Gardens and Parking

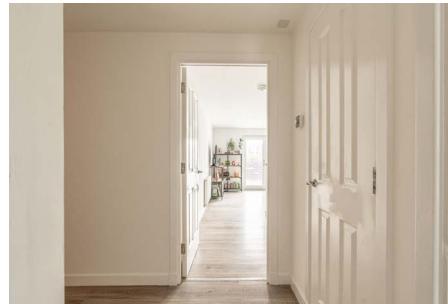
Well maintained communal garden grounds surround the development and there is an allocated parking space plus additional unrestricted on street parking.

Factoring

The common areas and grounds are maintained by Hacking and Paterson at a cost of approximately £89 per month, and this also includes buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





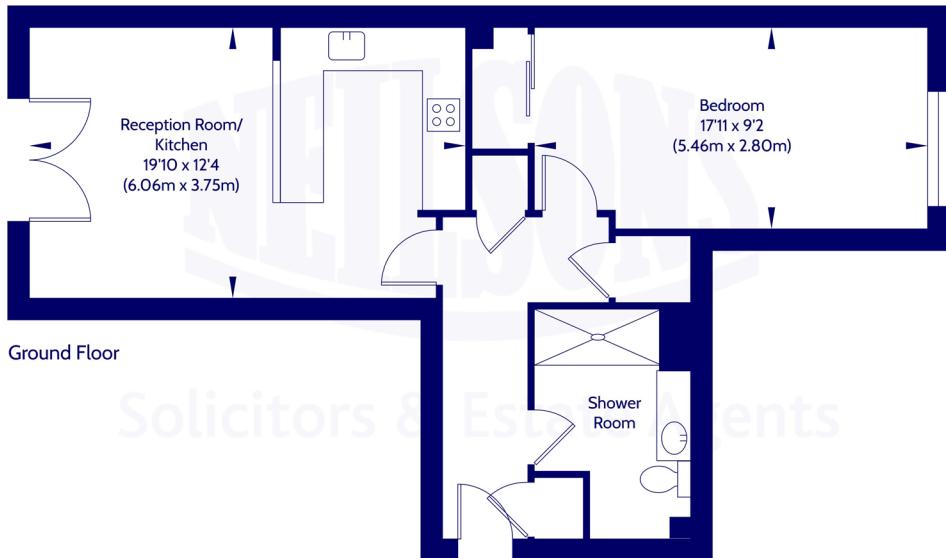
Location

New Mart Place 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 24 hour 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 the O2 Academy. Excellent bus services link the city centre and surrounding areas and the City Bypass is close at hand, giving access to central Scotland's main motorway network.





Approx. Gross Internal Floor Area 55.15 Sq M / 594 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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