










Offers Over

£220,000

30/7 New Mart Place

Chesser | Edinburgh | EH14 1TX

Quietly situated in an established modern development in the popular residential area of Chesser, is this well proportioned, two bedroom 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.

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



Description

This is a well-maintained second-floor flat, featuring a practical and spacious layout ideal for modern living. Upon entry, you'll find two convenient storage cupboards in the hallway, providing ample space for coats, shoes, and other essentials. The heart of the home is the open-plan lounge and dining area, seamlessly connected to a contemporary kitchen. The kitchen is fully equipped with integrated appliances, including a washing machine, fridge/freezer, and oven with hob. The property boasts two bedrooms, each thoughtfully designed with fitted wardrobes for excellent storage. The main bedroom is a standout feature, offering a private en-suite bathroom fitted with a three-piece suite, complete with a shower over the bath for added convenience. Additionally, there's a separate, well-appointed shower room, perfect for guests or household members. The flat is fitted with gas central heating (GCH) and double glazing (DG) for year-round comfort and energy efficiency.



Property management is handled by Myerside Management, with a quarterly fee of approximately £45, plus any additional costs for necessary maintenance work.

Extras

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

Gardens & Parking

Outside, residents benefit from designated parking spaces and well-kept communal grounds, providing a pleasant outdoor space to enjoy.

Viewing

Please contact Neilsons on 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 69.47 Sq M / 748 Sq Ft.



Second 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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✉ mail@neilsons.co.uk

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💻 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

