










Offers Over

£235,000

59 Laichpark Road

Chesser | Edinburgh | EH14 1XA

This spacious and well presented mid-terraced villa with private garden and double driveway is pleasantly situated within a quiet modern development in the popular district of Chesser close to excellent amenities and commuter links.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Double Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

The accommodation in brief comprises; welcoming entrance vestibule, light and airy reception room with understairs storage, attractive modern fitted kitchen with door to rear garden, spacious principle bedroom with fantastic built-in wardrobes, further well proportioned bedroom and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating, double glazing and hatch accessing partially floored attic providing ample storage space.



Extras

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

Gardens & Driveway

There is a lovely, well maintained private garden to the rear which is mainly laid to lawn with decking area. The shed will also be included within the sale. There is a further section of private garden ground to the front and a double driveway to the back.

Viewing

By appointment through Neilsons 0131 625 2222.





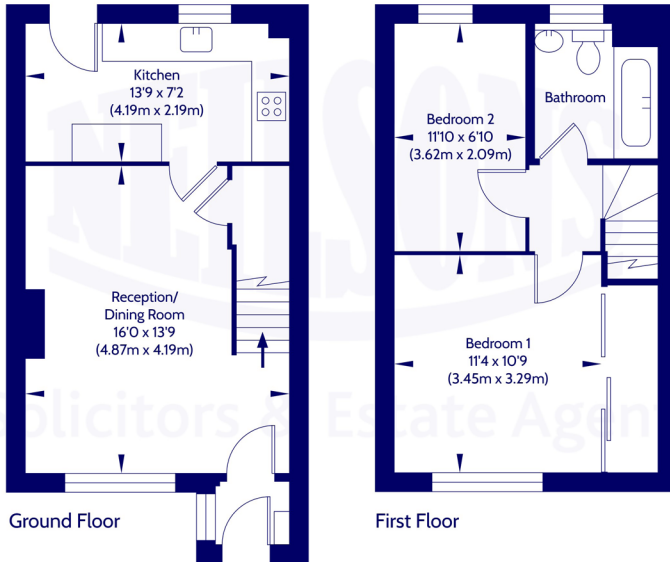
Location

Laichpark Road 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 M&S food hall, 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.





Approx. Gross Internal Floor Area 61 Sq M / 657 Sq Ft.



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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