



CLANCYS

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4-4 New Mart Gardens,

Edinburgh, EH14 1T



1



2



2



EPC

B



FREEHOLD

Description

Clancy's Solicitors & Estate Agents are delighted to present to the market this well-proportioned, bright and spacious first floor apartment forming part of a modern factored block with secure entry system along communal gardens and residents parking. The property is offered to the market in move-in condition and will make a superb home. The accommodation comprises a welcoming entrance hallway, open plan living/dining room/fitted kitchen that is flooded with natural light from the large window and French doors. There are two double bedrooms, one comes complete with ensuite shower room, and a good-sized family bathroom completes the property. The apartment further benefits from gas central heating, double glazing and good storage facilities. This property will appeal to a variety of buyers, and we would recommend an early viewing to fully appreciate the size and standard of accommodation on offer.

Location

Chesser lies to the west of the city centre and has a variety of local amenities including a large 24 hour ASDA superstore, the Corn Exchange, Nuffield Health, Saughton Park, Union Canal and the Water of Leith. The Edinburgh West Retail Park also offers a variety of shops including an M&S Foodhall and Costa Coffee. Excellent transport links are available within a few minutes' walk, including regular bus services to and from the city centre and the nearby railway station at Slateford provides links to Haymarket/Waverley, Livingston and Glasgow Stations. Ready access is also available to the city bypass with links to the A1, M8, M9, Queensferry Crossing and the Gogar Bank and South Gyle Business Centres.

Factoring

The development is managed by Hacking and Paterson and a fee of approximately £79 is payable monthly. The fee includes stair cleaning, the upkeep and maintenance of the communal area and block buildings insurance.

Extras

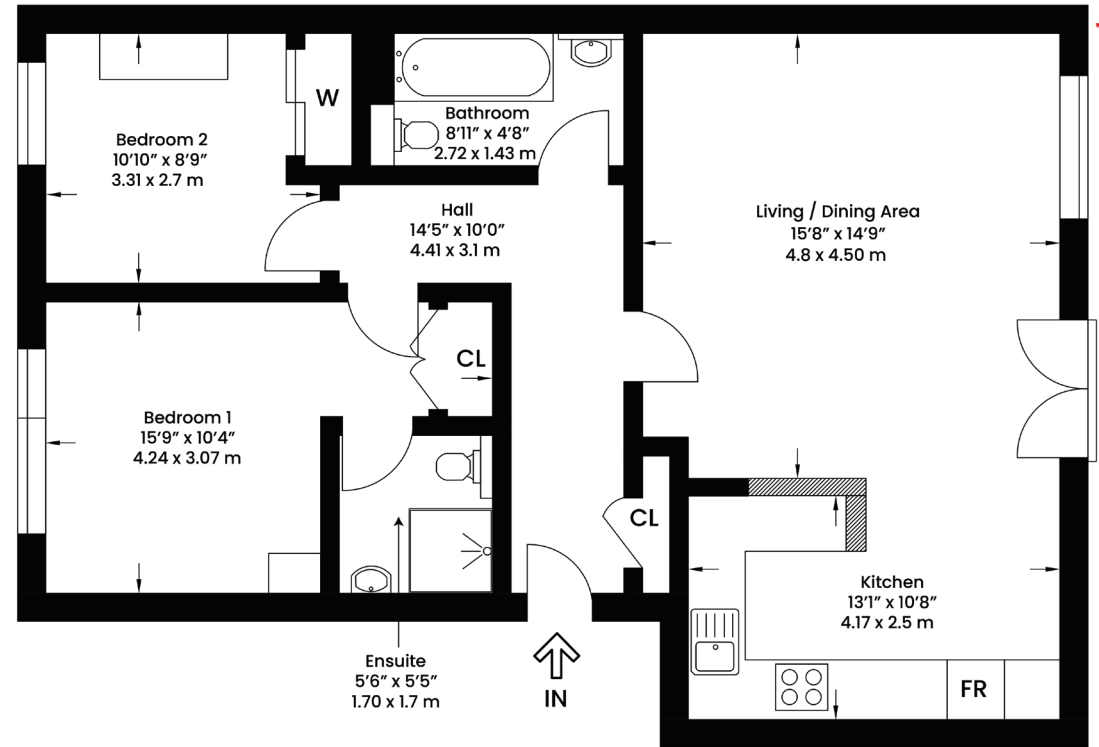
All fitted floor coverings, along with the fridge, washing machine, oven, microwave, and cooker hood in the kitchen.

Features

- Entrance hallway
- Open plan lounge/dining room/kitchen
- 2 Bedrooms
- 2 Bathrooms
- Good storage facilities
- Gas central heating
- Double glazing
- Communal gardens
- Residents parking
- EPC rating - B
- Council Tax Band – D
- Tenure - Freehol
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- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (10 10927)
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