

**18/4 New Mart Square
Chesser EH14 1TJ**

Offers over £200,000

Entrance hallway with 2 storage cupboards
Open plan lounge/kitchen/diner with appliances included in the sale
2 double bedrooms with one en suite
Bathroom fitted with a three piece suite and shower
Gas central heating and double glazing
Private resident parking
Communal gardens



Modern 1st floor flat within easy access of excellent local amenities

An attractive modern 1st floor flat that is quietly located close to excellent local amenities. The property forms part of a popular residential development that is popular with 1st time buyers and buy to let investors.

Chesser is located to the west of the city centre with excellent bus links the airport and the city centre. There is also a train link to Glasgow at Slateford Station which is a short walk away.

The property has excellent shopping facilities on the doorstep including a 24hr ASDA, the Edinburgh West retail Park and a Sainsbury's Superstore.

Recreational facilities include the Nuffield Health Club, Corn Exchange Village, lovely walks along the Water of Leith Walkway and in Colinton Dell.

Council Tax Band D

Energy Rating B

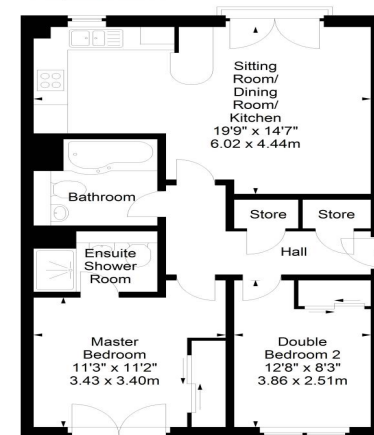
Viewing by appointment phone 0131 337 1800



**New Mart Square,
Edinburgh,
Midlothian, EH14 1TJ**

 SquareFoot

Approx. Gross Internal Area
688 Sq Ft - 63.92 Sq M
For identification only. Not to scale.
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First Floor

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