



Flat 9, 4 New Mart Gardens, Chesser, Edinburgh, EH14 1TZ

Bright, Modern, Two-Bedroom, Second (Top) Floor Apartment

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Property Description

Situated within a modern, factored residential development in the ever-popular Chesser district, to the south-west of Edinburgh city centre, this attractive, two-bedroom, second-floor (top) apartment offers bright, well-proportioned accommodation ideally suited to a range of buyers with a skyline view of Edinburgh Castle.

Comprises an entrance hallway, open plan living/dining room and kitchen, two double bedrooms, an en-suite shower room and a bathroom.

Features include a well-proportioned floor plan, a modern fitted kitchen with integrated appliances, fitted bathroom suites, and Juliet balconies.

In addition, there is contemporary flooring throughout, double glazing, gas central heating, and excellent storage provision.

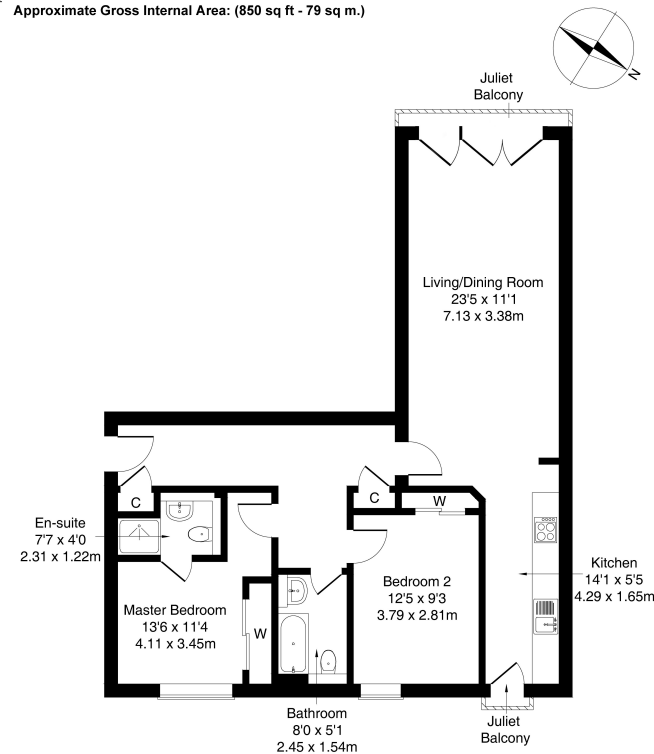
The development also provides landscaped garden grounds, a shared bike store, a secured entry system and ample residential parking.

The welcoming entrance hall provides access to most rooms and benefits from two useful storage cupboards, stylish wood-effect flooring, and space for outerwear. Positioned to the front, the generous living and dining room is flooded with natural light via a large Juliet balcony, while offering ample space for both lounge and dining furniture. A particularly appealing feature is the open skyline aspect, which includes a lovely view towards Edinburgh Castle. The room is further enhanced by dual light fittings, creating a versatile and comfortable living space. Set just off the lounge, the contemporary kitchen enjoys a rear-facing window and is fitted with modern units, stone-effect worktops, a stainless steel sink, and integrated appliances including an oven, gas hob, and washing machine.

To the rear, the principal bedroom is well presented with wood-effect flooring, a built-in wardrobe with mirrored sliding doors, and the added benefit of a stylish en-suite shower room. Bedroom two is similarly finished, also featuring wood-effect flooring and a built-in wardrobe, making it ideal as a guest room, home office, or additional double bedroom. Completing the accommodation, the bathroom is fitted with a modern three-piece suite, mains mixer shower over the bath, and tiled splash walls.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (850 sq ft - 79 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Chesser is a well-regarded residential district located to the west of Edinburgh city centre, offering excellent access to a wide range of local amenities. The area features a variety of shops, banking and post office services, a 24-hour ASDA superstore, and the nearby Edinburgh West Retail Park for further retail options. A wealth of leisure and recreational facilities are also close at hand, including the Edinburgh Corn Exchange,

Fountain Park entertainment complex, Nuffield Health Club, Craiglockhart Sports Centre, and several golf courses. The area benefits from superb transport connections, with frequent bus services into the city and Slateford railway station providing further commuting options. Chesser is well served by local schooling, and is ideally positioned for access to Napier, Heriot-Watt, and Edinburgh universities.





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