



Flat 3, 8 New Mart Place, Edinburgh, EH14 1TX

Immaculately Presented and Spacious, Dual-Aspect Three-Bedroom, First-Floor Apartment

Up to date price and viewing info at mov8realestate.com/property

espc **rightmove** **Zoopla**
find your happy

Property Description

Immaculately presented and spacious, dual-aspect three-bedroom, first-floor apartment, forming part of a modern development. Located in the popular Chesser area, just west of Edinburgh city centre.

Comprises an entrance hallway, an open plan living / dining room and kitchen, master bedroom with en-suite bathroom, two further flexible bedrooms, and a shower room.

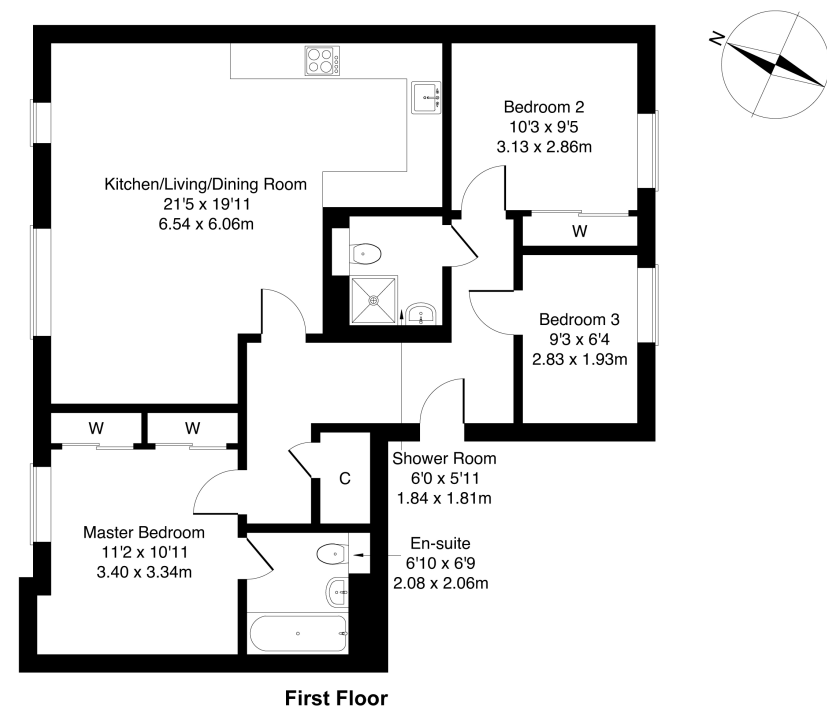
Highlights include a quality fitted kitchen with appliances, modern bathroom suites, and stylish LVT flooring. Tastefully finished and ready-to-move-in, it also features double glazing, gas central heating, and excellent storage.

This maintained development includes a shared bike store, landscaped communal grounds and ample residential parking.

An inviting entrance welcomes you into the property, leading through to the open-plan living room and kitchen. This spacious living and kitchen area has been finished with contemporary flooring throughout and benefits from large windows, allowing plenty of natural light to fill the space. There is also ample room for a dining table, creating a practical and versatile area ideal for both everyday living and entertaining guests. The kitchen has been finished to a modern standard, featuring stylish countertops, a tiled splashback, a stainless steel sink with drainer, an integrated oven and electric hob with canopy above, a dishwasher, a fridge/freezer, and a washing machine.

The hallway provides access to all bedrooms and continues the matching contemporary flooring throughout. Both the second bedroom and the principal bedroom benefit from mirrored wardrobes, offering excellent additional storage. The principal bedroom also features a modern en-suite bathroom complete with a shower over the bath. Completing this beautiful home is the contemporary shower room, fitted with a three-piece suite.

Flat 3, 8 New Mart Place, Edinburgh, EH14 1TX



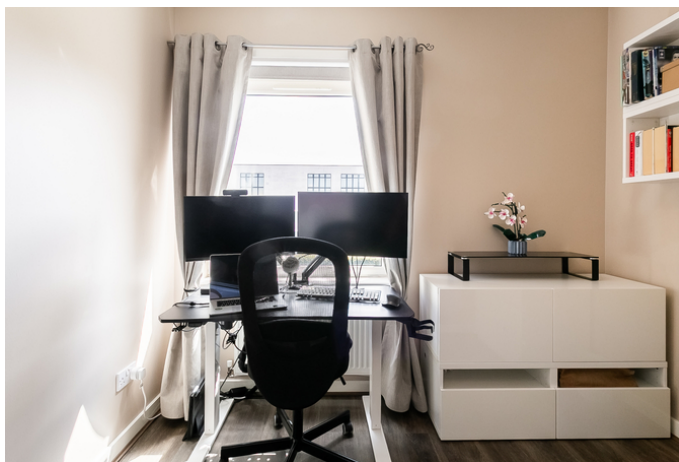
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

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.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.