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LAICHPARK PLACE

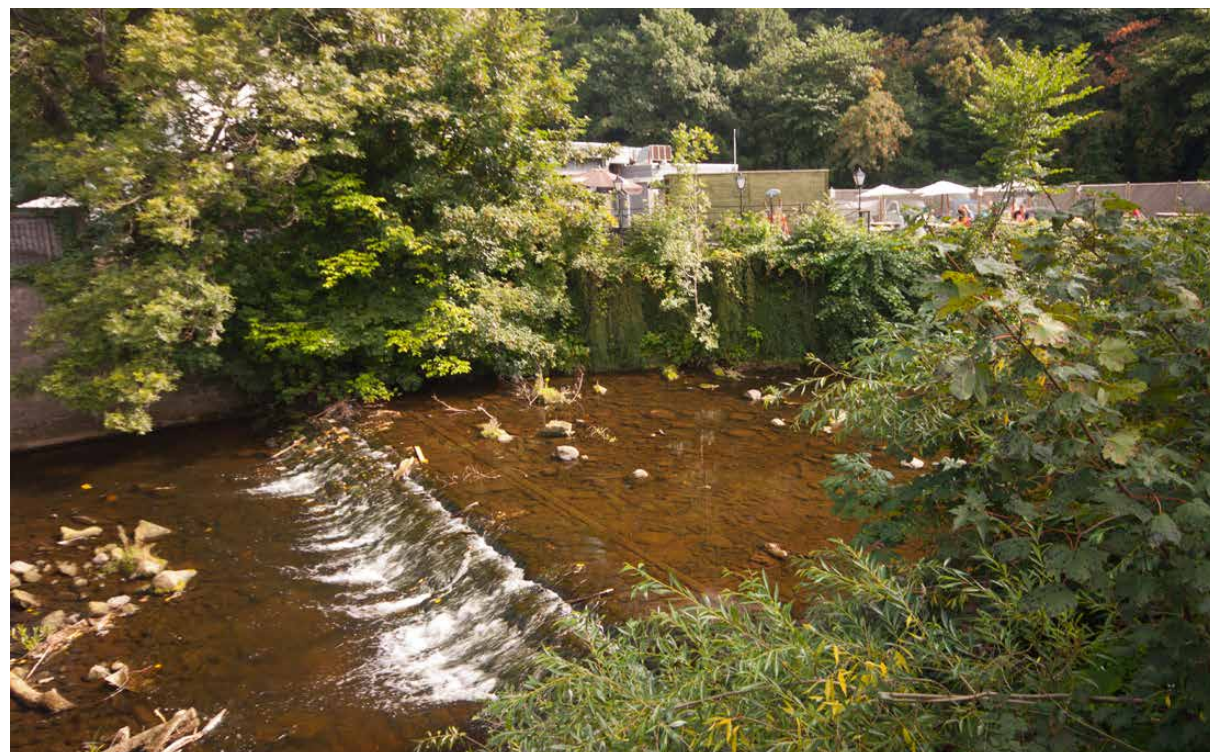
Chesser is a popular residential district situated between Slateford Road and Gorgie to the southwest of the city centre. It is comprised of a wide variety of homes, ranging from well-established properties to those which have been completed within the last few years.

Locally, shopping couldn't be better or more convenient. There is a wide array of local shopping facilities in Chesser, along with banking and post office services.

The many frequent bus services that pass by Chesser take as little as ten to fifteen minutes to reach Princes Street, while the West End is no more than ten minutes away by car. The

same route also leads directly into the heart of Edinburgh's entertainment area which lies between the West End and Tollcross. Here there are cinemas and theatres, all manner of bars and restaurants, indoor sports facilities and clubs.

For those who prefer open-air recreational facilities, the wide-open spaces of Corstorphine Hill are within easy reach, which is also the location for Edinburgh Zoo. Nearby, there are a number of golf courses and a local park. The Water of Leith Visitor Centre is also within easy walking distance of the property.



LAICHPARK PLACE

McEwan Fraser Legal is delighted to present to the market this two-bedroom bedroom, terraced house, in walk-in condition.

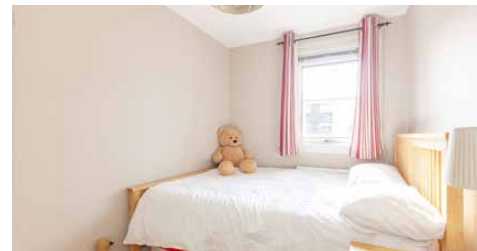
The house has been designed to maximise naturally available light to create a modern ambience and has been decorated throughout with a contemporary neutral theme. Room dimensions are generous, while the accommodation has been arranged to offer both flexibility and individuality. In more detail the property benefits from an entrance vestibule leading to the bright and airy lounge. The lounge offers good furniture configurations and comes with a deep storage cupboard. The kitchen comes with floor to ceiling units, gas hob, oven, hood, space for a washing machine

and fridge freezer. Access to the back garden can also be found in the kitchen. On the upper level, there is access to the attic. There are two good sized bright and airy bedrooms both allowing for free standing furniture and benefiting from built-in storage. The family bathroom completes the property internally with walk-in shower, wash hand basin, WC and towel rail.

Externally the front garden is low maintenance. The secure back garden is a mixture of a decked area, patio, and decorative stone chips. The property also benefits from gas central heating, double glazing, and alarm. Early viewing is highly recommended.



LAICHPARK PLACE



BEDROOMS &
SHOWER ROOM

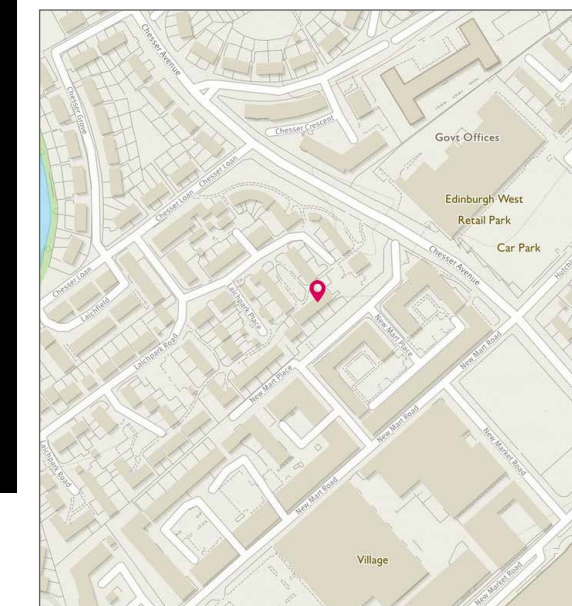


Approximate Dimensions (Taken from the widest point)

Lounge	4.97m (16'4") x 4.20m (13'9")
Kitchen	4.18m (13'9") x 2.13m (7')
Bedroom 1	3.53m (11'7") x 3.23m (10'7")
Bedroom 2	3.05m (10') x 2.10m (6'11")
Shower Room	2.10m (6'11") x 1.98m (6'6")

Gross internal floor area (m²): **62m²**

EPC Rating: **C**





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