



5/9 New Mart Gardens

CHESSER, EDINBURGH, EH14 1TZ

Immaculate two double bedroom top-floor flat adjacent to the Water of Leith and boasting excellent views towards the City Centre and Edinburgh Castle



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Solicitors & Estate Agents

McEwan Fraser is delighted to present this fantastic, dual aspect, top floor flat to the market. The elevated position gives the owner roof top views towards the city centre and Edinburgh Castle to one side and the Water of Leith and its walkway on the other. The property is well proportioned with two good sized double bedrooms, excellent entertaining space and is presented to the market in excellent internal order. It would make a fantastic first time buy or sound buy to let investment.



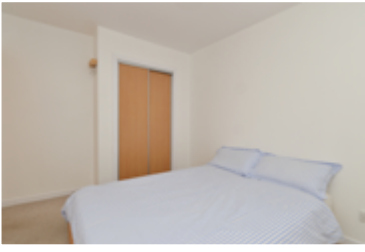
The internal accommodation is focused towards a large, bright and airy lounge/ reception with Patio doors and Juliet balcony. The accommodation is neutrally finished and boasts plenty of floor space for an incoming purchaser to create their ideal living space. The kitchen includes a generous range of base and wall mounted units which offer excellent prep and storage space. Gas hob, electric oven, cooker hood, fridge freezer and washing machine are all integrated. The kitchen also houses a new combi boiler which is under a long-term manufacturer's warranty.



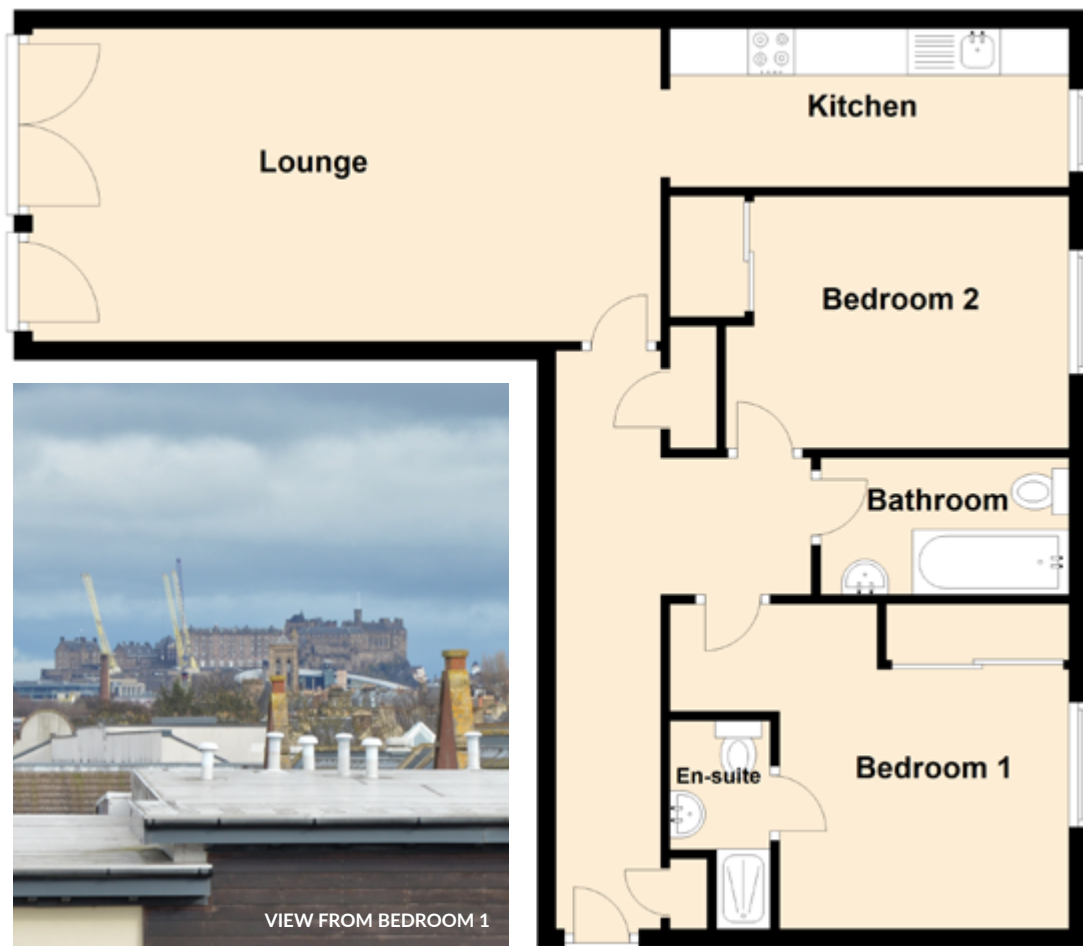
The bedrooms are both generous doubles with ample floor space for free standing furniture alongside integrated wardrobes. The bedrooms are also neutrally finished and the master bedroom also enjoys access to a fully-tiled, en-suite shower room.

The central hallway includes two integrated cupboards and also gives access to the master bathroom. The bathroom is fully tiled and includes a white three piece suite with mains shower over bath.

For extra warmth and comfort there is gas central heating and double glazing throughout. Mains powered and interlinked, the smoke and heat alarms provide security and are designed to meet the new 2022 Scottish legislation.





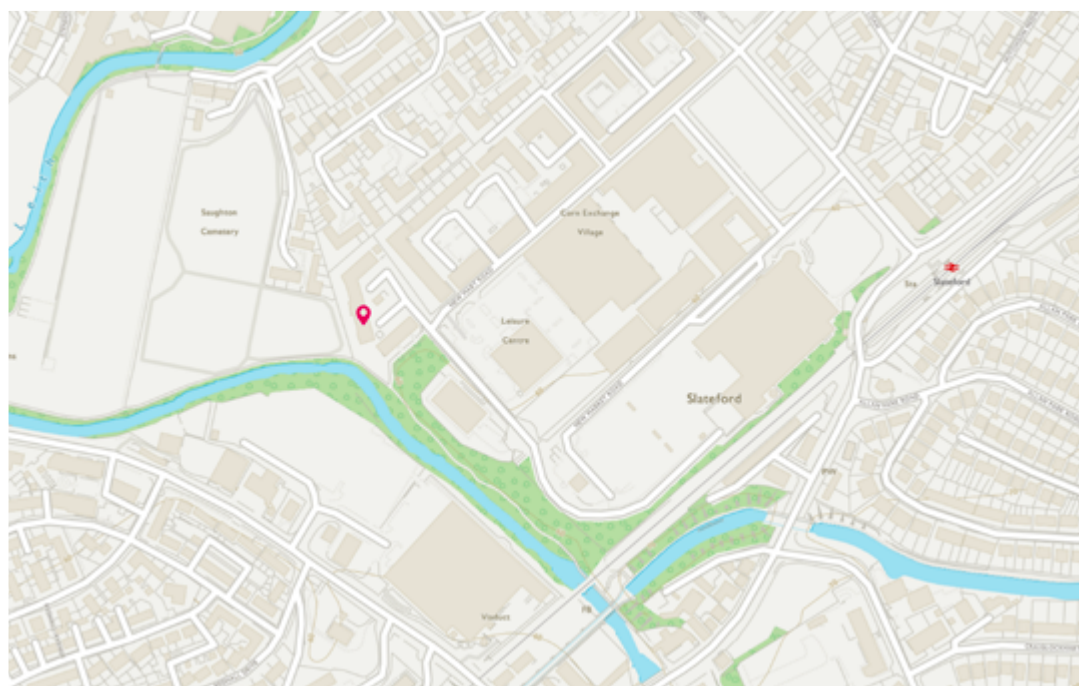


Approximate Dimensions
(Taken from the widest point)

Lounge	6.75m (22'2") x 3.36m (11')
Kitchen	4.29m (14'1") x 1.70m (5'7")
Bedroom 1	4.11m (13'6") x 3.49m (11'5")
En-suite	2.34m (7'8") x 1.08m (3'6")
Bedroom 2	3.69m (12'1") x 2.71m (8'11")
Bathroom	2.67m (8'9") x 1.47m (4'10")

Gross internal floor area (m²): 71m²
EPC Rating: B

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Externally, the building sits in well maintained communal grounds with a well landscaped garden area immediately behind the flat. The building also enjoys a secure door entry system, ample parking and a secure bike store.

The flat provides immediate access to the Water of Leith Walkway, a waterside cycling and walking trail which follows the Water of Leith from the Pentland Hills, through the centre of Edinburgh to the sea at Leith along the small river. It's a nice flat path, ideal for cyclists looking for an easy ride or walkers, seeking an easy waterside stroll.

Viewing is highly recommended to appreciate both the internal quality and enviable location.



Chesser is a very popular and central residential area situated between Gorgie and Slateford Road, to the South West of the city centre, is superbly positioned for all local amenities, and is perfect as a travel hub. The many and frequent bus services provide convenient access (15 minutes), not only to the city centre, but also to Gogarburn (RBS), Edinburgh Park (business area), Sighthill (Napier University) and 'The Gyle' Shopping Centre, while the airport is only 20 minutes away. It's also within short walking distance to the Slateford mainline train station and slightly further to Napier University at Craiglockhart.

It's a short walk to a 24 hour Asda, banking and Post Office services and the West End Retail Park which includes an ALDI and an M&S foodhall and café. The Fountainbridge cinema centre shopping and bars are less than 5 minutes by bus with the West End only 10 minutes away. For recreation, It's only a few hundred yards to the Corn Exchange venue with 'World of Football' and bowling and an even shorter walk to the Nuffield Health, Fitness and Wellbeing Gym.






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