

Flat 6,6 New Mart Gardens

EDINBURGH, EH14 1TZ



**This property
is subject to a
Buyer's Premium**



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*Two bedroom apartment located within the
prestigious development off New Mart*



McEwan Fraser Legal is delighted to present this bright attractive first-floor flat that occupies a prime position within this prestigious and modern development. The flat is entered from a well-kept communal stairwell via a security entry phone system. Early viewing is highly recommended to fully appreciate this beautiful property.

THE LOUNGE/KITCHEN



The accommodation briefly comprises an entrance hallway with two good-sized storage cupboards, a most impressive living room with a dining area which is flooded with light thanks to a large window and door opening to the communal grounds to the side of the property offering a great opportunity to step outside and enjoy the gardens. The well-proportioned fully fitted integrated kitchen is sure to appeal to the aspiring chef with a fridge-freezer, oven, washing machine, dishwasher, hob and hood.



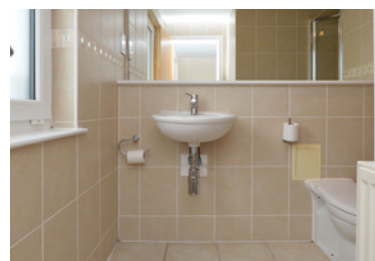


The master bedroom again with a large window, features built-in wardrobe space and a three-piece en-suite shower room, the second double bedroom again has a built-in wardrobe. The family bathroom is part tiled and benefits from a white three-piece, modern suite. A full gas central heating system has been installed and this along with comprehensive double-glazed window units should help ensure a warm yet cost-effective living environment.

THE BATHROOM



BEDROOM 1



BEDROOM 2

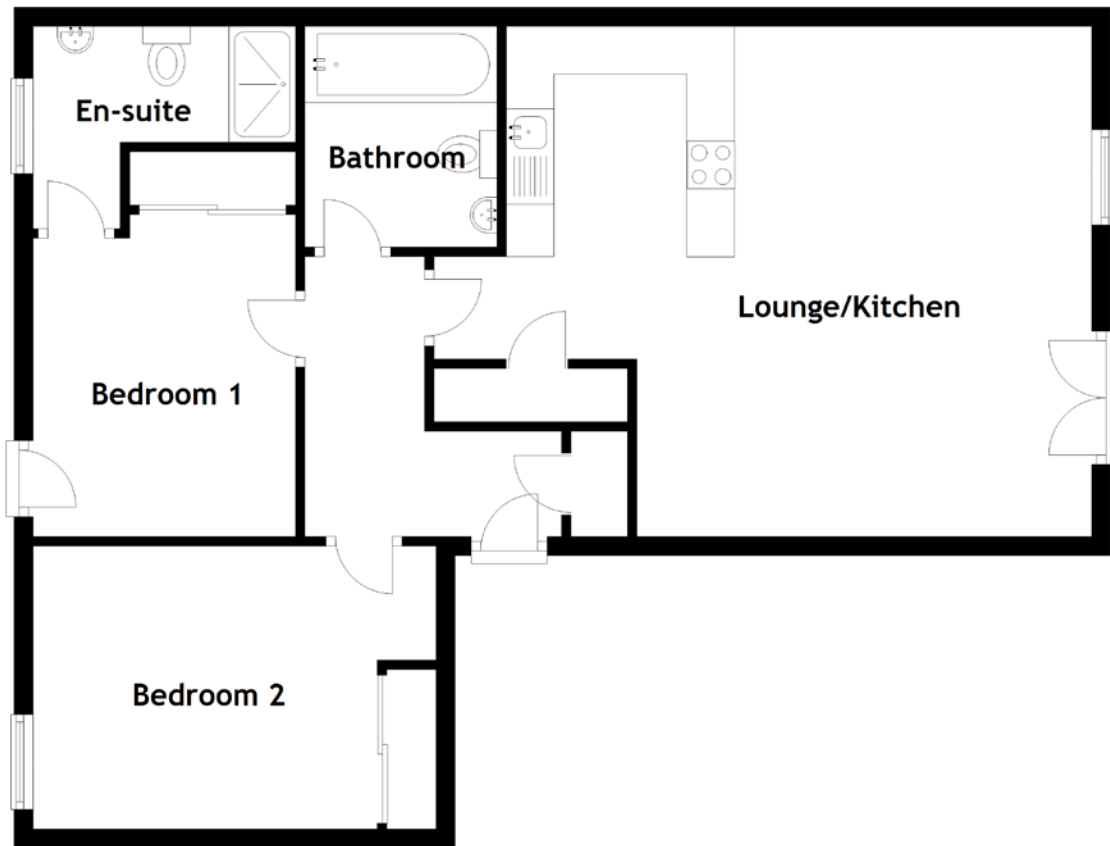


The development itself benefits from attractive, well-maintained mature communal landscaped gardens, and this flat enjoys the added benefit of allocated off-street parking spaces with bin stores and bike storage within the parking areas.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



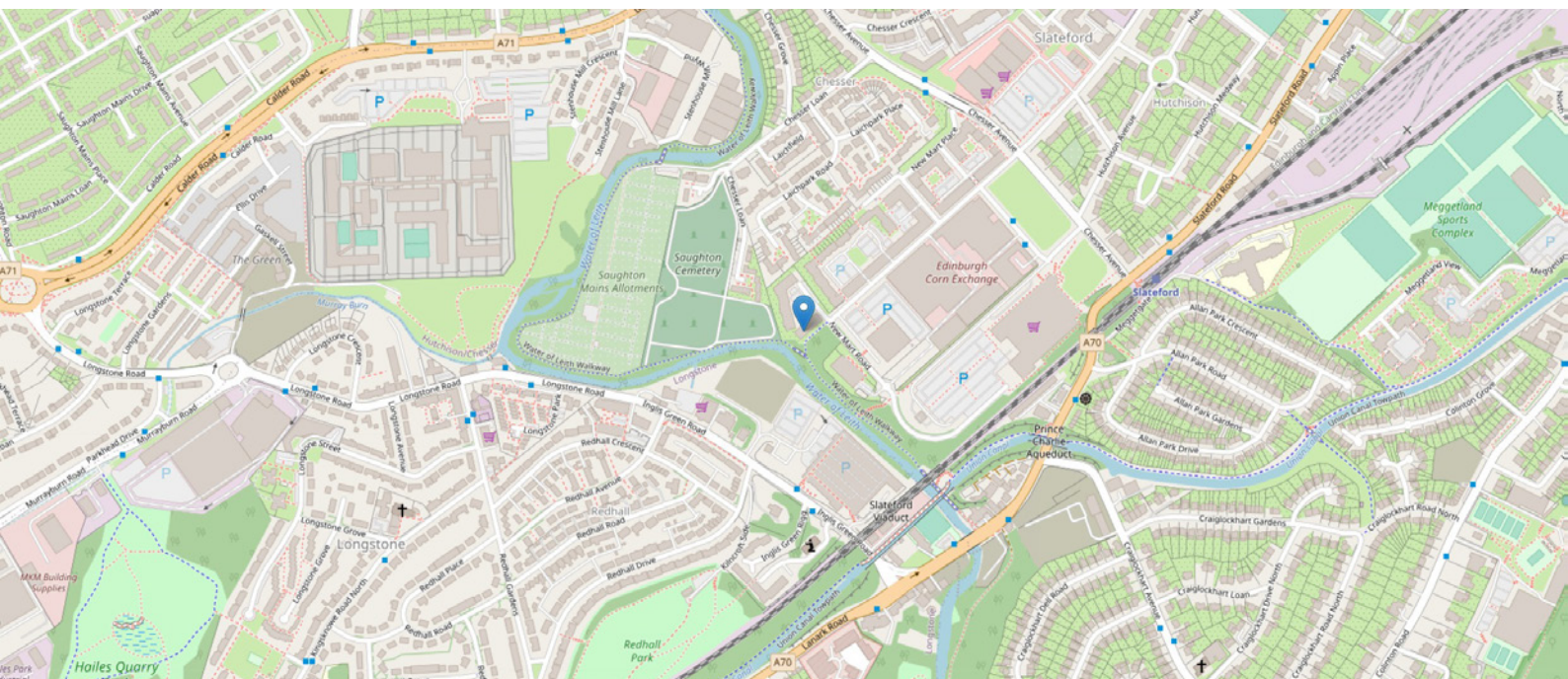
Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	6.92m (22'8") x 5.36m (17'7")
Bedroom 1	3.38m (11'1") x 2.76m (9'1")
En-suite	2.76m (9'1") x 2.07m (6'9")
Bedroom 2	4.24m (13'11") x 2.97m (9'9")
Bathroom	2.36m (7'9") x 2.02m (6'8")

Gross internal floor area (m²): 74m²

EPC Rating: B

Buyer's Premium Value: £3675.00



THE LOCATION

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





Locally, shopping could scarcely be better or more convenient. There is a wide variety of local shopping facilities at Chesser itself where there are also banking and Post Office services. There is a twenty-four-hour Asda, World of Football, bowling facilities and there is also the Edinburgh West Retail Park nearby.

From here, using one of the many and frequent bus services that pass through the district, the trip into Princes Street might take as little as ten to fifteen minutes. By private car via the Western Approach Road, the West End is often no more than ten minutes away.

The Western Approach Road 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. This is also the location for Edinburgh Zoo. There are a number of local golf courses and, a short walk away, Saughton Park.



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