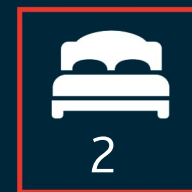


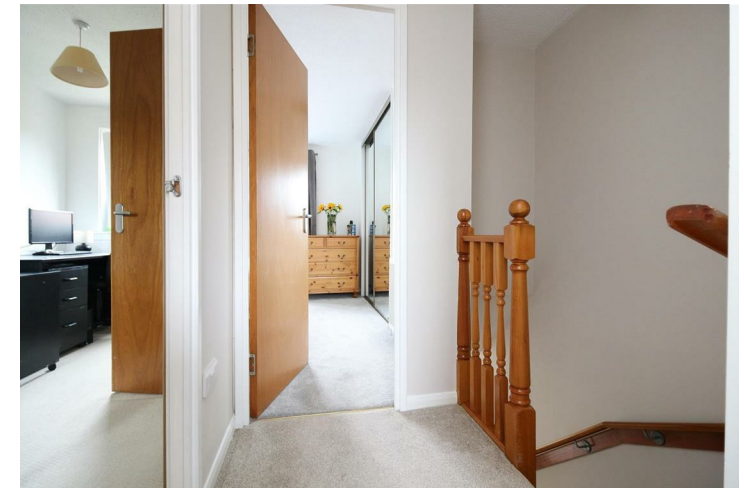


Offers over £275,000

26 Laichpark Road, Chesser, Edinburgh, EH14 1XB







## Beautifully Light & Well Proportioned Modern Semi-Detached Villa Private Gardens and Long Driveway

CLOSING DATE FOR OFFERS: WEDNESDAY 21ST AUGUST AT 12 NOON Fantastic opportunity to acquire a modern semi-detached villa pleasantly located with bright open southerly aspect in the highly sought after district of Chesser, convenient to wide ranging amenities, schools and transport links.

Forming part of small popular residential development, this extremely desirable property offers beautifully light and well-proportioned accommodation over two levels comprising: entrance vestibule, generous lounge/dining room, well fitted kitchen/breakfast room with integrated appliances, two comfortable bedrooms with fitted wardrobes and tiled bathroom with electric shower/screen. Presented to the market in true move-in condition, the charming interior also enjoys the added comfort of gas central heating, double glazing (except vestibule), cavity wall insulation, useful storage including a sizeable, insulated attic and installation of a security alarm for peace of mind. Set within mature private well-tended gardens, the rear well stocked secure garden enjoys a high degree of privacy and is a particular sun trap to enjoy much of the day's sunshine. The property also benefits from a long side monoblock driveway providing off-street parking for two cars. Early viewing is highly recommended.

### ACCOMMODATION (WIDEST POINTS)

<b>Lounge/Diningroom</b>	16'6 x 13'10 (5.03m x 4.22m)
<b>Kitchen/Breakfast Room</b>	13'10 x 6'10 (4.22m x 2.08m)
<b>Bedroom 1</b>	11'10 x 10'7 (3.61m x 3.23m)
<b>Bedroom 2</b>	10' x 6'11 (3.05m x 2.11m)
<b>Bathroom</b>	6'9 x 6'5 (2.06m x 1.96m)



## LOCATION

While convenient for access to the finest amenities of the city centre, the local area provides an excellent range of convenience shopping including an Asda superstore with post office services, Lidl, Sainsbury's and the West Edinburgh Retail Park with Marks & Spencer Food, Aldi and Home Bargains. Schools catering for all age groups are easily accessible and a variety of recreational facilities close by include gyms, golf courses, skateboard park and pleasant walks/cycling opportunities along the Union Canal and Water of Leith walkway. An excellent public transport service operates close by to many parts of the city including the tram service that runs between Edinburgh Airport to Newhaven from nearby Saughton or Balgreen. A train service to Edinburgh and Glasgow from Slateford also runs regularly and there is easy access to the city bypass linking with major motorway networks.

## EXTRAS

All fitted floor coverings and integrated kitchen appliances (hob/oven, automatic washing machine, dishwasher, tumble drier, fridge and freezer) are included in the sale.

## EPC RATING

C

## VIEWING

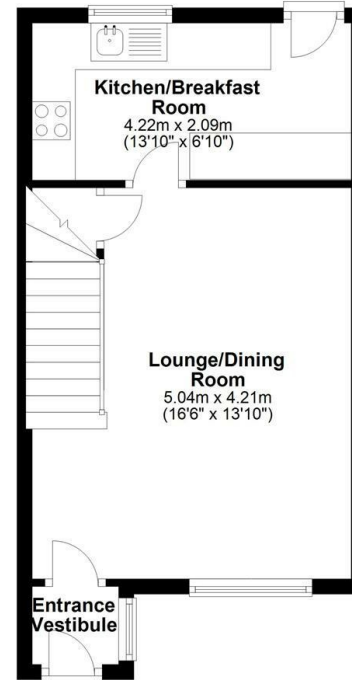
By appointment, please telephone selling agents 0131 554 6244



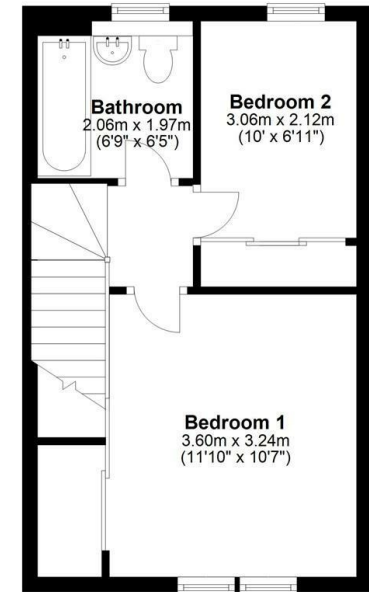




### Ground Floor



### First Floor



Schematic Diagram Only - Not To Scale  
Plan produced using PlanUp.

**HM** Harper  
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Estate Agents & Solicitors

Citypoint, 65 Haymarket Terrace, Edinburgh, EH12 5HD  
T: 0131 554 6244 E: estateagency.edinburgh@harpermacleod.co.uk

*A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.*