



54 Laichpark Road  
Chesser, Edinburgh



3 bed



2 public



1 bath

Spacious Three Bedroom Family Home in Sought-After Location with Garden and Garage.

Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, Three Bedrooms and Bathroom. Garden and Garage.



A spacious, modern three bedroom terraced house in a peaceful and sought-after residential neighbourhood. This unique property benefits from a separate lock-up garage, south-facing sun room/conservatory, garden to the rear, gas central heating and double glazing throughout.

#### LOCATION

Chesser is on the south west of the city centre and can be accessed by a frequent public transport service that runs close by. The city bypass is easily reached by car and leads to the airport and motorway network. Shopping facilities locally include an M&S food store, 24hr ASDA, 2 Sainsbury's superstores, an Aldi, Costa Coffee, and a brand new Lidl superstore. This area boasts an impressive variety of recreational facilities on your doorstep, which include the Corn Exchange Village, 3 gyms, The Union Canal and a number of popular bars and restaurants, all within walking distance.

#### ACCOMMODATION

- Three bedrooms comprising of two double rooms and one single room
- Spacious lounge leading to dining room
- South-facing conservatory and garden to the rear
- Separate lock-up garage
- Partially floored attic space
- Modern kitchen with dishwasher and built-in electric oven/hobs
- Double glazed windows and gas central heating
- Under-stair storage cupboard
- Porch entrance area, useful for storing shoes, coats, etc

#### SERVICES

Mains water, electricity, gas and drainage.

#### COUNCIL TAX

Band D

#### ENERGY EFFICIENCY

Rating C

#### VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999- lines open until 10pm 7 days a week.

#### MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.