

● Beveridge  
● Philp  
& Ross

0131 554 6244



Offers Over £175,000

55 Laichpark Road, Chesser, Edinburgh EH14 1UP





**Delightful One-Bedroom End Terraced Villa With Private Gardens/Drive-in**

This delightful one-bedroom end-terraced villa boasts a bright corner location within a small popular modern development in the highly sought after Chesser area of the city, close to an excellent range of amenities and transport links.

The extremely light and charming interior offers well-proportioned accommodation over two levels comprising: entrance vestibule, generous lounge, fitted kitchen with appliances, good sized double bedroom with fitted wardrobes and stylish showerroom. While some upgrading may be beneficial, this superb starter home has been freshly decorated and enjoys the added comfort of gas central heating, double glazing and useful storage including an insulated attic. There is a small private garden area to the front of the property and a generous side garden with drive-in boasting a southerly/westerly aspect to capture much of the day's sunshine. All fitted floor coverings, curtains, blinds, kitchen appliances and garden shed are included in the sale.

Early viewing is highly recommended.

**ACCOMMODATION (WIDEST POINTS)**

Lounge	4.78 m x 3.12 m / 15'8" x 10'3"
Kitchen	2.79 m x 1.60 m / 9'2" x 5'3"
Double Bedroom	4.27 m x 2.57 m / 14'0" x 8'5"
Shower Room	2.84 m x 2.08 m / 9'4" x 6'10"



## LOCATION

While convenient for access to the finest amenities of the city centre, the local area provides an excellent range of convenience shopping including a 24hr Asda superstore with post office services, Lidl, Sainsbury's and the West Edinburgh Retail Park with Marks & Spencer Food and Aldi. A variety of recreational facilities closeby 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 nearby to many parts of the city as well as a train service to Edinburgh and Glasgow. There is also easy access to the city by-pass linking with major motorway networks.

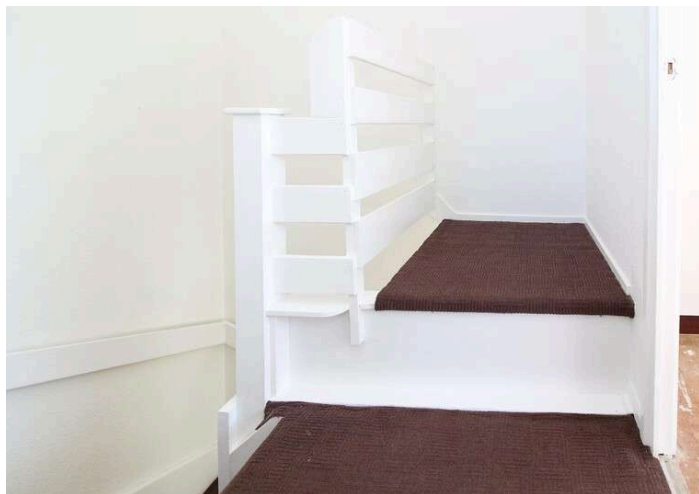
*As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.*

## EPC RATING

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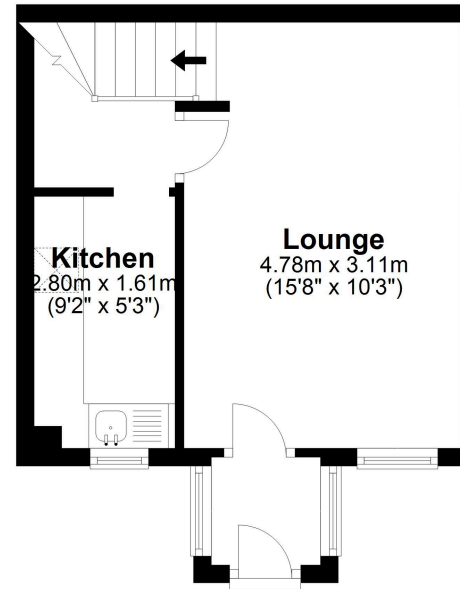
## VIEWING

By appointment, please telephone agents 0131 554 6244

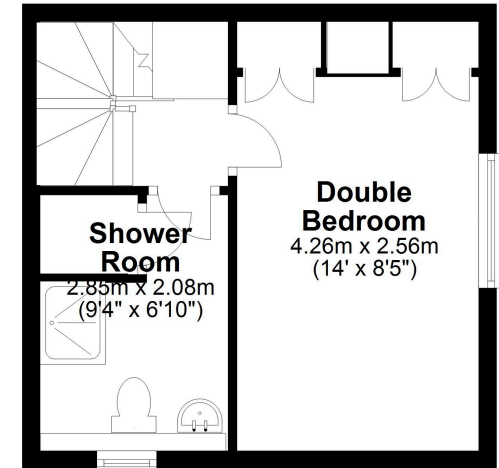




### Ground Floor



### First Floor



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

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22 Bernard Street, Leith, Edinburgh, EH6 6PS  
T: 0131 554 6244 • E: [mail@bprsolicitors.co.uk](mailto:mail@bprsolicitors.co.uk)

[bprsolicitors.co.uk](http://bprsolicitors.co.uk)

**espc**

*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 given 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.*