



## 70 Laichpark Road

Chesser, Edinburgh, EH14 1XB

*We sell homes, not just houses*







This end-terrace house is situated within a quiet cul-de-sac in an established residential area of Chesser and offers beautifully presented accommodation comprising four bedrooms, a living room, a dining kitchen, and two bathrooms, plus front and rear gardens, an integral single garage, and a multi-car driveway.

You are immediately introduced to the immaculate, contemporary interiors in the hall, with pared-back décor, stylish panelling, and herringbone wood-styled flooring. On your right, you step into a living room, which enjoys a sociable semi open-plan layout to the dining kitchen. The living room is illuminated by a southerly-facing window and is elegantly decorated with accent wallpaper, neutral décor, and the same flooring as the hall. It provides plenty of space for lounge furniture layouts. In the adjoining kitchen, space is provided for a six-seater dining table, set next to French doors opening onto the garden, and a breakfast bar caters for morning coffee and socialising while cooking. The kitchen itself is beautifully appointed with chic, contemporary cabinetry, marble-inspired worktops, and metro-tiled splashbacks, with integrated appliances comprising a double oven/combination microwave, a gas hob, an extractor fan, a fridge/freezer, and a dishwasher. The kitchen is supplemented by a utility room (with external and garage access) housing similar cabinetry and offering a discrete space for laundry appliances.

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## Features

- End-terrace house in Chesser
- Beautifully presented, contemporary interiors
- Entrance hall with built-in storage
- Southerly facing living room
- Stylish dining kitchen with utility room
- Three double bedrooms
- One single bedroom
- Separate family bathroom
- Well-maintained front and rear gardens
- Integral single garage
- Private driveway
- Gas central heating and double glazing
- EPC Rating - C







“End-terrace house in Chesser  
with beautifully presented,  
contemporary interiors”









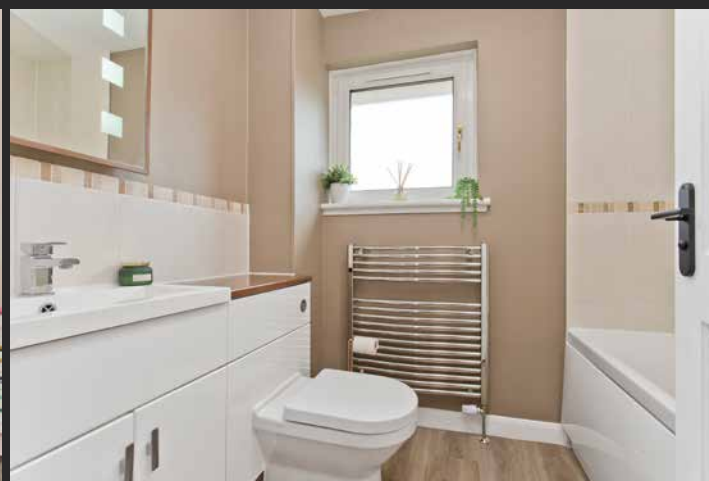
On the first floor, a landing (with storage) leads to four bedrooms and a bathroom. The principal suite comprises a spacious sleeping area with a built-in wardrobe, and an en-suite shower room. The remaining bedrooms are all also accompanied by built-in storage, and two are being used as a home office and a dressing room, highlighting the home's versatility. The bathroom comes complete with a bath with an overhead shower, a WC-suite set into storage, and a chrome towel radiator. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the house is flanked by well-presented front and rear gardens, with the spacious rear garden featuring a manicured lawn, paved areas for outdoor seating, and lovely colourful planting and shrubs. Private parking is provided by an integral single garage and a driveway.

Extras: all fitted floor coverings, window blinds, selected light fittings, and integrated kitchen appliances will be included in the sale.

## Area

With an outstanding range of shops, recreational and sports facilities, eateries, public transport and leafy areas, it is not hard to find why up-and-coming Chesser is such a popular area. The city centre is only 3 miles away and can be easily reached by bus, train or cycle alongside the Water of Leith. Edinburgh West Retail Park features a host of High Street shops, including a M&S Food, whilst a 24-hour ASDA supercentre and a Sainsbury's Superstore are also close by. Edinburgh Corn Exchange hosts a range of events, theatre shows and exhibitions and the Corn Exchange Village, with its indoor football pitch, bowling alley, coffee shop and pub, is a great local choice. For those who like to keep fit, you have Nuffield Health Centre, Craiglockhart Leisure Centre, or Meggetland Sports Centre to choose from. Chesser is nestled between the Water of Leith walkway and the Union Canal, both offering tranquil and leafy paths ideal for cycling and a leisurely stroll. It offers easy access to Napier University and just a little further you will find Heriot-Watt and Edinburgh Universities. The area is well-served by a number of bus routes and Slateford train station offers regular services to Edinburgh and Glasgow. The proximity of the City Bypass and the Motorway networks make commuting fast and convenient.





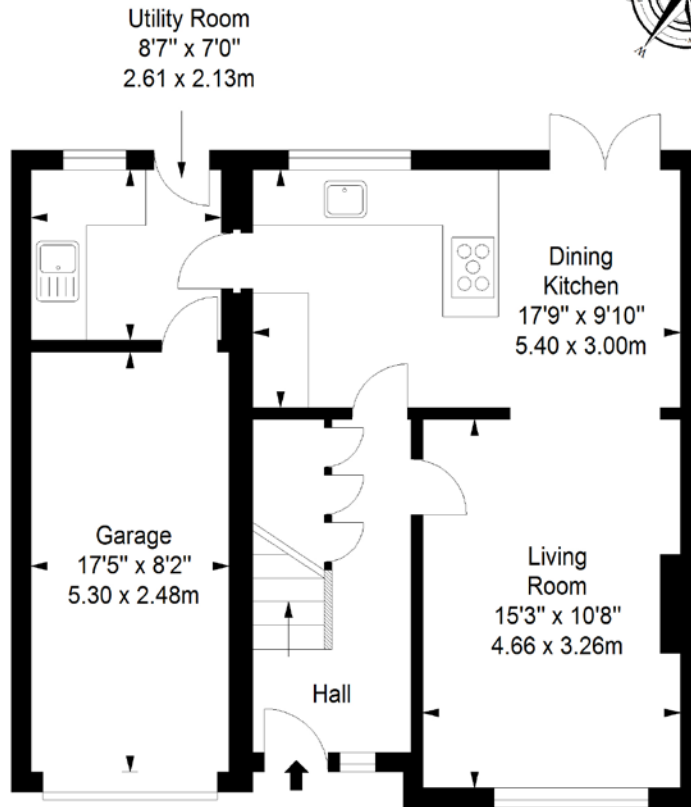




# Floorplan

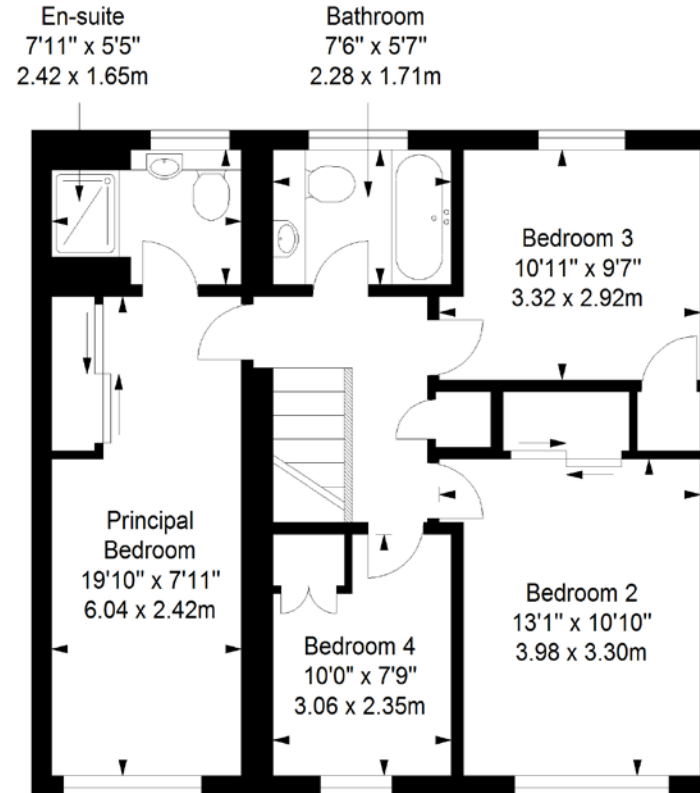
## Ground Floor

Approx. 62.4 sq. metres (671.7 sq. feet)



## First Floor

Approx. 64.5 sq. metres (694.3 sq. feet)



Total area: approx. 126.9 sq. metres (1366.0 sq. feet)

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### DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

