



Deans Properties

Deans Solicitors and Estate Agents LLP



**30 LAICHPARK PLACE
CHESSEY, EH14 1UL**



MID TERRACE HOUSE

- Living Room
- Kitchen/ Dining Room
- Two Double Bedrooms
- Bathroom
- Private Front and Rear Gardens
- Allocated Parking Space
- Double Glazing & GCH
- EPC Rating - C



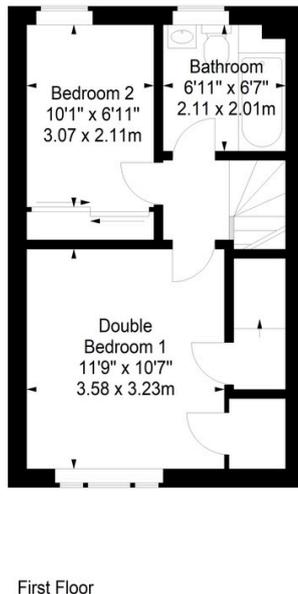
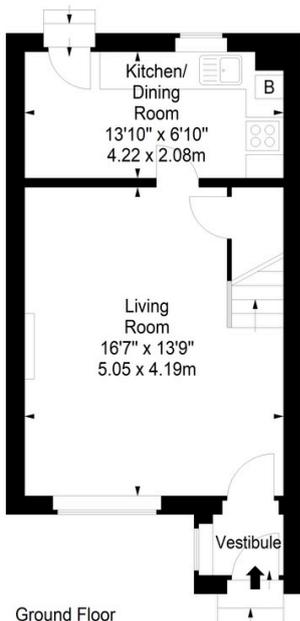
This bright mid terraced villa is located in a quiet neighbourhood in the residential district of Chesser to the West of Edinburgh's City Centre. The area offers excellent amenities including local shops, supermarkets and leisure facilities all within walking distance with further shopping available at the Gyle Shopping Centre a short distance away. There is excellent public transport/commuter links to the City Centre, Edinburgh Airport and easy access to the City Bypass and motorway networks. The accommodation comprises; entrance vestibule, bright and airy living room with feature fireplace, kitchen/dining room, two double bedrooms benefiting from fitted wardrobes providing additional storage space and bathroom with overhead shower. Further benefits include gas central heating and double glazing. The property has private gardens to the front and rear and an allocated parking space offering off-street parking. Items included in the sale are fitted carpets & floor coverings, curtains, cooker, fridge-freezer, washing machine and light shades. The appliances included are sold as seen with no warranty provided.



**Laichpark Place,
Edinburgh, EH14 1UN**



Approx. Gross Internal Area
669 Sq Ft - 62.15 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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