



# 4/GF3 ROBERTSON AVENUE

Slateford, Edinburgh, EH11 1PT



1

Public Room



1

Bedrooms



1

Bathroom

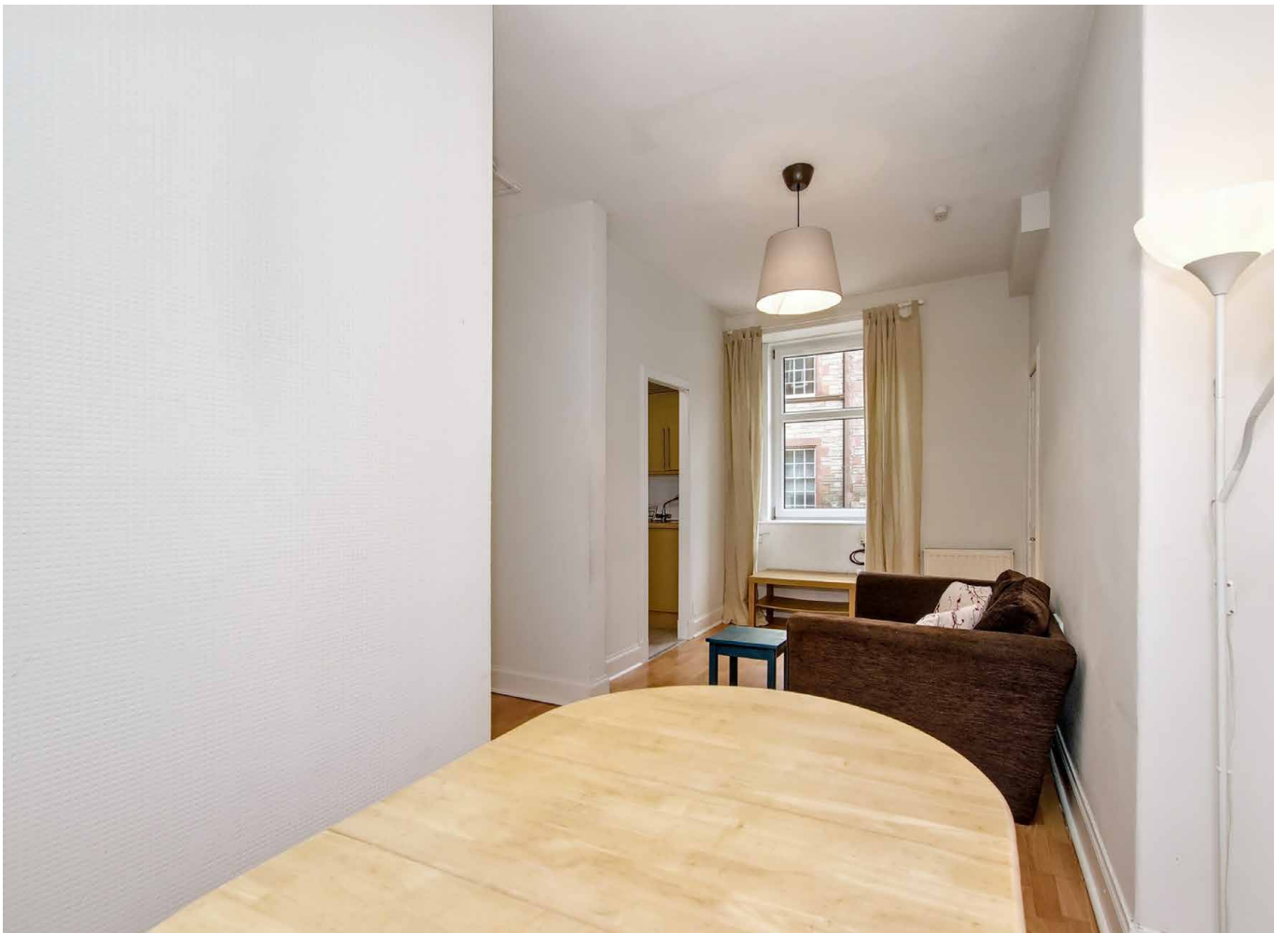




## 4/GF3 ROBERTSON AVENUE

**T**his one-bedroom tenement flat boasts a convenient city address in popular Slateford, just over a mile from Haymarket and the West End. With daily shopping and excellent transport links on the doorstep, it is an ideal choice for professionals, first-time buyers, or those seeking a rental investment. The interiors have a modern neutral finish that is easy to personalise. Furthermore, the property benefits from shared access to a south-facing enclosed garden, and parking along Robertson Avenue is regulated, ensuring priority for residents.







**C**  
EPC  
RATING

**B**  
COUNCIL  
TAX BAND

**VIEWING**  
By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- Ground-floor tenement flat in well-connected Slateford
- Easily adaptable neutral interiors
- Shared entrance vestibule with a secure entry system
- Airy entrance hall
- Bright living/dining room (with storage) open to:
- Well-lit modern kitchen
- One double bedroom with mirrored storage
- Bathroom with shower-over-bath
- South-facing communal rear garden
- Controlled on-street parking (Zone S6)









Extras: All fitted floor and window coverings and light fittings are included.

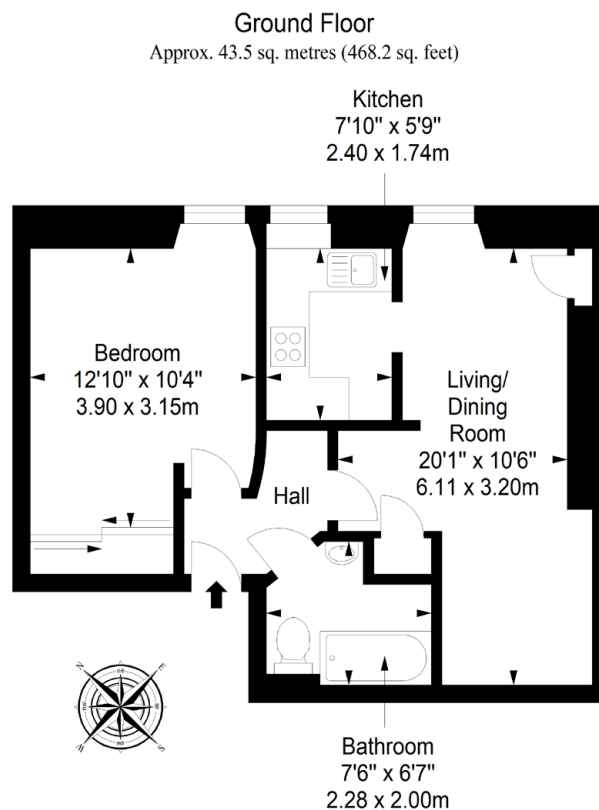






# SLATEFORD, EDINBURGH

Characterised by its majestic viaducts and rich industrial heritage, the popular suburb of Slateford boasts a charming small-town ambience with a wealth of local services and amenities. Situated approximately three miles southwest of the city centre, the area is intersected by the picturesque Union Canal, whose leafy banks promise a tranquil walking or cycling route right into the city centre. Residents of Slateford enjoy a multitude of leisure and entertainment facilities right on their doorstep including Fountain Park Leisure Centre (home to a multi-screen cinema, a bowling alley, a gym and a selection of family restaurants) and Meggetland Sports Complex where you will find unrivalled team sports facilities including football, rugby and cricket pitches, as well as a full-size Astroturf pitch. The abundance of local amenities includes a choice of major supermarkets and a vibrant mix of independent retailers, high-street stores and local businesses that line the streets of neighbouring Gorgie and Dalry. Slateford offers an excellent range of schooling including early years and primary education at Craiglockhart Primary School, followed by secondary schooling at Tynecastle High School. Frequent bus services provide swift and easy access into the city centre and Slateford train station also provides regular services between Edinburgh Waverley and Glasgow Central station. Owing to its position southwest of the city centre, Slateford enjoys convenient access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.



Total area: approx. 43.5 sq. metres (468.2 sq. feet)

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