



3/7 ROBERTSON GAIT

Slateford, Edinburgh, EH11 1HJ



1

Public Room



2

Bedrooms



1

Bathroom



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Quietly located within an exclusive contemporary development, just a short bus journey from Edinburgh's West End, this two-bedroom third-floor flat enjoys excellent on-site amenities, including a shared lift service, secure underground parking, landscaped communal gardens, a concierge, and a residents' gym. The flat is tastefully presented with a blank canvas of neutral décor. Its bright interiors include two double bedrooms - one with storage, a shower room, a living/dining room, and an eat-in kitchen. The sun-filled living room opens onto a south-facing balcony – a delightful spot for morning coffee or evening drinks with friends, with a tranquil garden outlook.







VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Exclusive development enjoying a quiet city location
- Third-floor flat with bright, neutral interiors
- Concierge, shared lift, and secure entry system
- Airy entrance hall with useful storage
- Living/dining room with a south-facing balcony
- Kitchen with breakfast area
- Two double bedrooms (one with storage)
- Shower room
- Landscaped communal gardens
- Secure underground parking
- Residents' gym







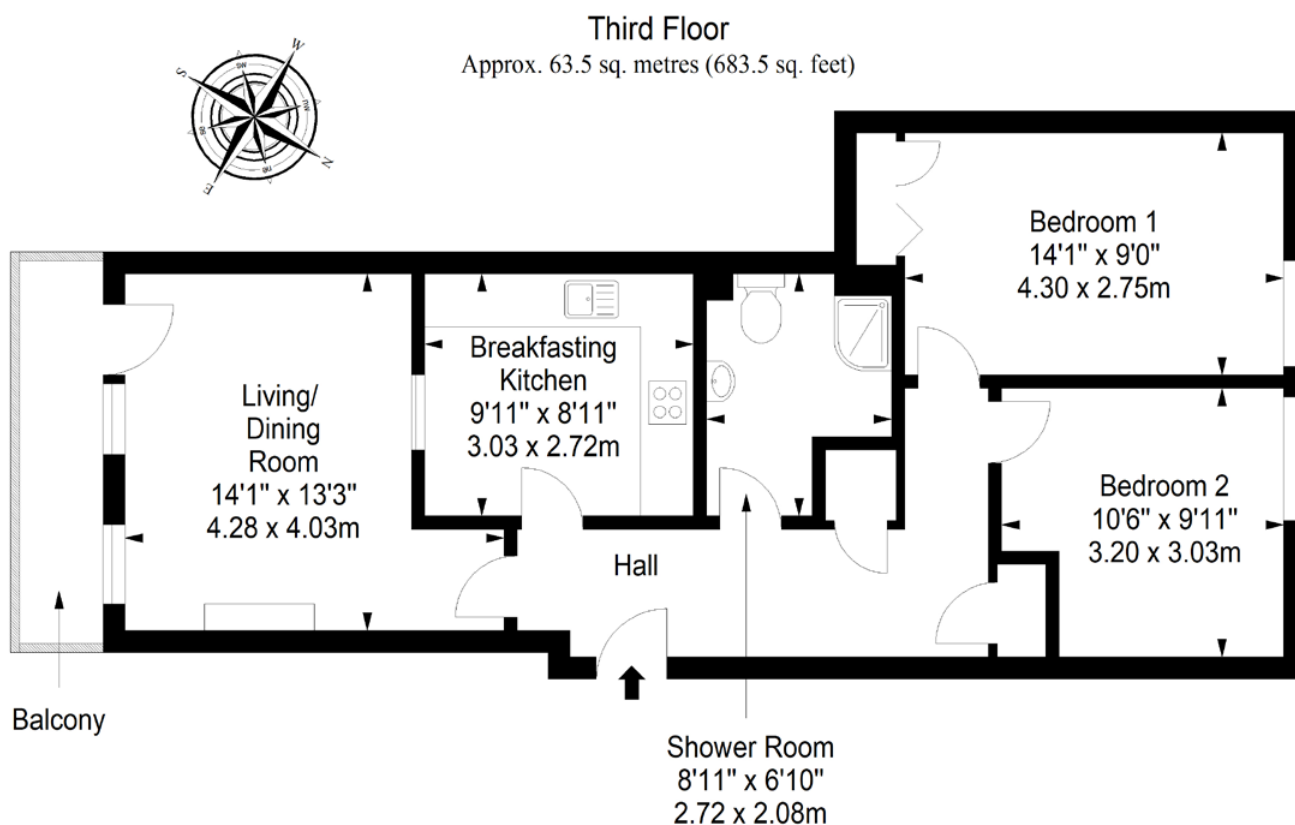
Extras: All fitted floor and window coverings and light fittings are included.

Factor: The factor is managed by James Gibb at an approximate quarterly cost of £350-£400.



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 as well, 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, such as 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 from the early years, to primary and secondary education. 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 International Airport, and the M8/M9 motorway network.



Total area: approx. 63.5 sq. metres (683.5 sq. feet)

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