

GORGIE

1/2B ROBERTSON AVENUE
EH11 1PZ



3



2



1

EPC RATING: C

FIXED PRICE £315,000

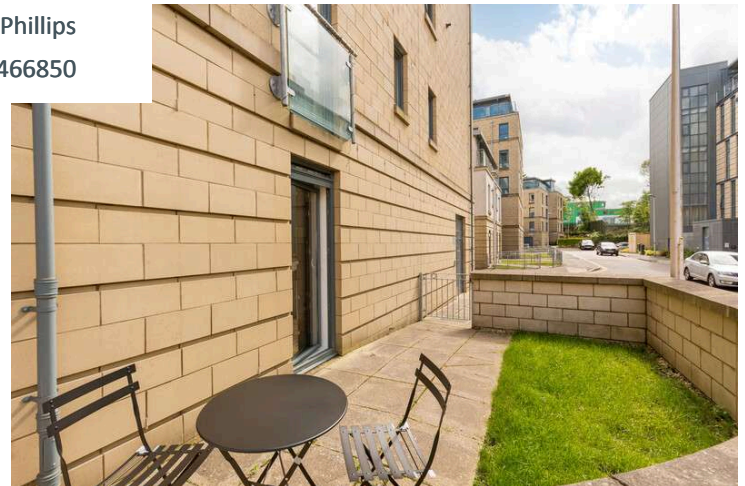
PROPERTY DESCRIPTION

- Accessed from Robertson Avenue via a secure shared entrance hall into the first floor hallway with two built in storage cupboards
- Spacious & sunny living room with twin south west facing windows
- Well appointed, bright dual aspect dining kitchen with wide range of fitted units & appliances and French window with Juliette balcony
- Double bedroom three on this level
- First floor family bathroom with bath with mains shower over, built in vanity sink & wc
- Stairs down to the ground floor with further storage cupboard
- Dual aspect master bedroom currently being used as a study, with built in wardrobes and door to the patio Double bedroom two
- Ground floor shower room with walk in electric shower, built in vanity sink & wc
- Gas central heating from Worcester combi boiler with Hive system
- Dark grey double glazed windows
- Private garden area with patio & lawn and gate to the street
- Access to communal rear gardens
- Lift & secure allocated underground car parking space & permit parking in the street
- Managed by Trinity Factors at a cost of £135pcm to cover the lift, block buildings insurance and maintenance of communal areas
- Circle Security alarm system for front door and downstarir windows/doors



VIEWING

By Appt pls call
Jardine Phillips
0131 4466850





STUNNINGLY PRESENTED, CONTEMPORARY THREE BED DUPLEX IN EXCLUSIVE DEVELOPMENT WITH PRIVATE GARDEN & PARKING

Situated between Slateford and Gorgie, this amazing home would be perfect for young professionals, sharers or a family. Spread over the ground & first floors, the accommodation is spacious with three double bedrooms (ideal for working from home), two bathrooms and lots of living space for entertaining. Added to this there is great storage, secure underground parking and a private garden with patio & lawn. Minutes from a wealth of amenities and transport links both into and out of the city centre.

AREA

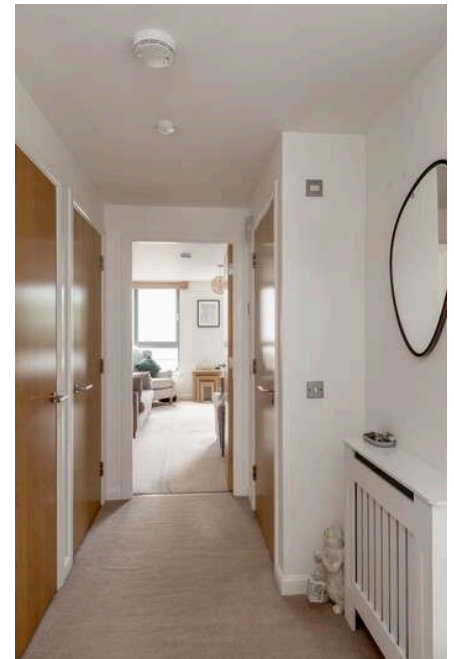
Slateford is a popular area to the south west of the city with an excellent range of supermarkets both on Slateford Road (Lidl), Gorgie Road (Sainsbury's) and at nearby Chesser (Asda, M&S Simply Food and Aldi). There are bars and restaurants available on the main Slateford Road and Fountainpark is a short walk away with its cinema complex, bars and a good range of eateries. Shandon is also nearby with its range of coffee shops and independent stores. There are a variety of gym facilities in the vicinity and the flat is well placed for Harrison Park, the Water of Leith cycle path and the canal with its nice walk into town or out to Colinton. There are numerous bus services available on the main roads both into and out of town, a train station at Slateford and there is easy access out to the city bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, gas hob, electric oven, cooker hood, integrated dishwasher, integrated fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

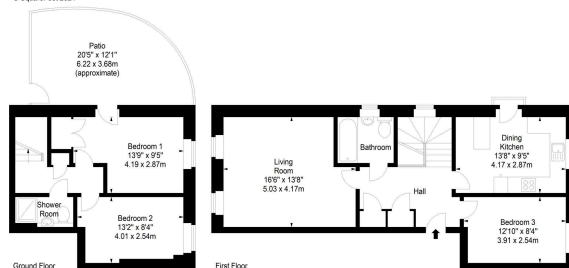
£320,000



Living room	16'6 x 13'8 (5.03 x 4.17m)
Kitchen/dining room	13'8 x 9'5 (4.17 x 2.87m)
Bedroom 3	12'10 x 8'4 (3.91 x 2.54m)
Bedroom 1	13'9 x 9'5 (4.19 x 2.87m)
Bedroom 2	13'2 x 8'4 (4.01 x 2.54m)

Robertson Avenue,
Edinburgh,
Midlothian, EH11 1PZ


Approx. Gross Internal Area
589 Sq Ft - 51.88 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.