



6/16 Robertson Avenue
GORGIE | EDINBURGH | EH11 1PT

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HOLDERS ONLY


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Beautifully presented one bedroom traditional top floor flat boasting stunning views. This lovely property would make an ideal first time purchase and investment alike and is offered to the market in move in condition.

The accommodation benefits from all modern comforts and comprises a stylish kitchen living room with stunning views, space for dining and a storage cupboard with a fridge freezer, the fully fitted modern kitchen currently has a gas hob, oven and fan, boiler cupboard. There is also a well-proportioned bedroom and further large box room with skylight and completing the accommodation is the bathroom with shower over the bath and a separate wc. Access into the communal stair is by way of a security entry phone system and from here you can gain access to the shared garden at the rear. The property also benefits permit parking.

- Traditional one-bedroom top floor flat with stunning views
- Stylish Kitchen/living room with modern fitted kitchen
- Well-proportioned bedroom
- Stylish bathroom and separate wc
- Gas central heating and double glazing
- Large box room with skylight
- Shared rear garden
- Residents permit parking and secure entry
- Good transport links to city centre

All integrated kitchen appliances, light fixtures, all white goods, and wooden venetian blinds are included in the sale.

Wardrobe and sofa are available to purchase by separate negotiation with the seller

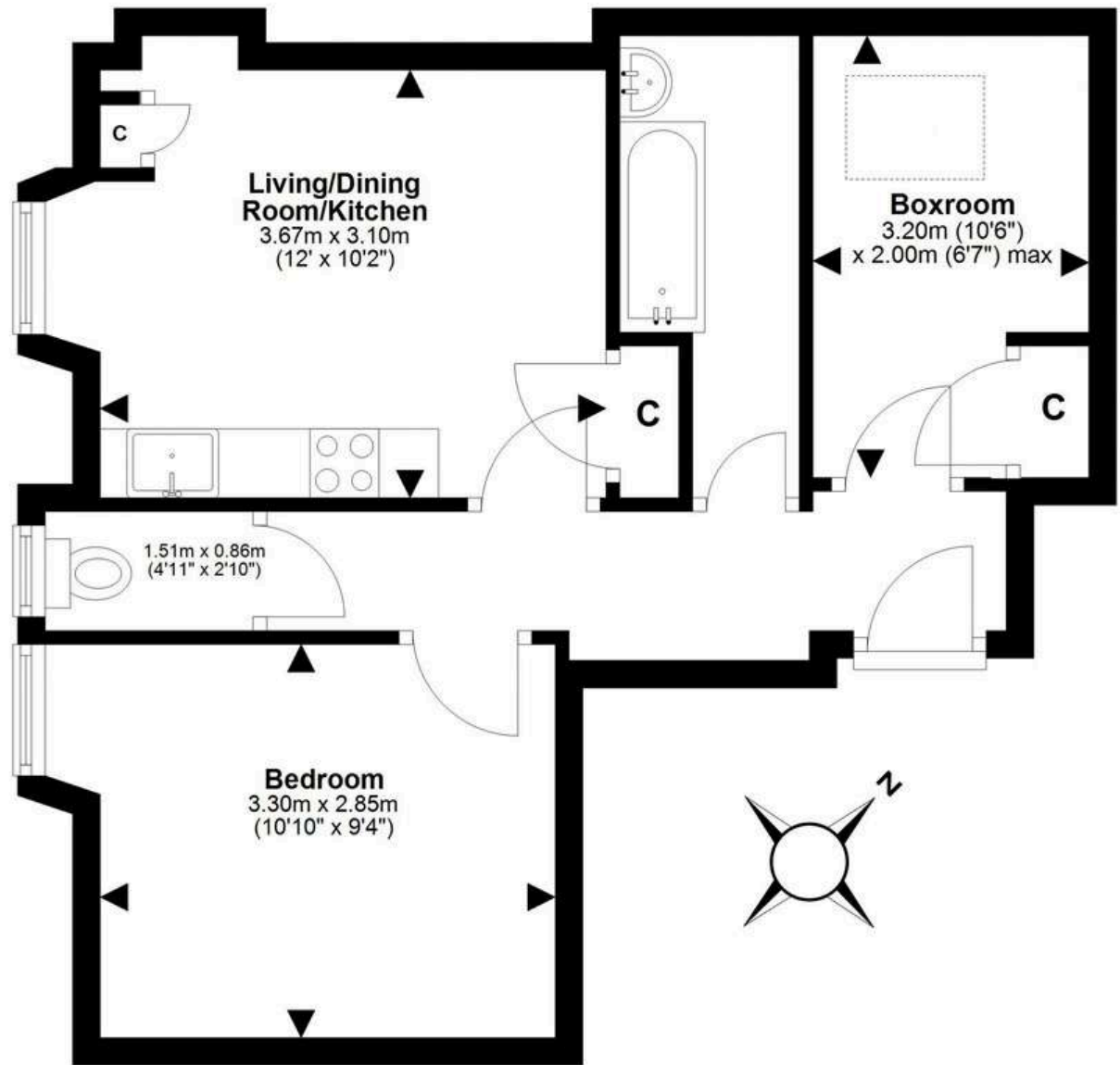
EPC Rating D

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The Gorgie district of Edinburgh is ideally placed for access to the main commercial and financial heart of the city. Local shops on Gorgie Road offer a comprehensive range of services and other amenities including banking, Post Office facilities, dentists and doctors. There is a large Asda supermarket at Newmart Road, a Marks and Spencer Foodhall and other outlets at Edinburgh West Retail Park off Chesser Avenue and a Sainsburys on Westfield Road. Leisure and recreational opportunities nearby include Saughton Public Park and Fountain Park Leisure Complex. Schooling is available locally from nursery to senior level with Napier University close by for the more mature student. Excellent public transport links provide easy, quick access to the City Centre and beyond, whilst the City Bypass and motorway networks are all easily accessible by car.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.