



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**3/5 Robertson Gait**

Slateford, Edinburgh, EH11 1HJ

Set within an exclusive modern development in Slateford, this second-floor flat enjoys a prime position with excellent access to local amenities, transport links, and green spaces. The area is well served by shops, supermarkets, and leisure facilities, while swift connections to Edinburgh city centre make it ideal for professionals and commuters. The property offers stylish, contemporary living, including a southeast-facing living room with a balcony, an ultra-modern kitchen with fitted units, modern appliances and handy downlighters, two bedrooms with built-in storage, and a sleek bathroom with a Jacuzzi bath and Japanese toilet. Further benefits include lift access, a secure entry system, a shared gym, communal gardens, and underground parking.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances (fridge-freezer and washing machine) are included in the sale. Please note that no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

Factor: Managed by Taylor & Martin at an approximate quarterly rate of £125 a month.

## Property Summary

- Second-floor flat in Slateford
- Part of an exclusive modern development
- Secure phone entry system and lift service
- Entrance hall with built-in storage
- Southeast-facing living room with balcony
- Ultra-modern kitchen with fitted units
- Carpeted main bedroom with a built-in wardrobe
- Versatile second bedroom with built-in wardrobe
- Contemporary bathroom with Jacuzzi bath & Japanese toilet
- Communal garden
- Access to the shared gym
- Underground parking
- Gas central heating and double glazing
- EPC Rating - B | Council Tax Band - D
- Home Report Value - £245,000







Southeast-facing living room with balcony and an ultra-modern kitchen with fitted units







Two bedrooms with  
built-in storage & a  
contemporary bathroom  
with a Jacuzzi bath and  
Japanese toilet





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**dream property!**



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 **CHARTERED FIRM**

  

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

**Second Floor**  
Approx. 63.5 sq. metres (683.5 sq. feet)

