

**4/12 Robertson Avenue
EDINBURGH EH11 1PT**

Offers Over £155,000

- Generous living/kitchen/dining room
- Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and appliances included in sale
- Large double bedroom with walk in wardrobe
- Box room
- Shower room fitted with two-piece suite and mains walk in shower
- Gas central heating and double glazing
- Communal garden
- On-street permit parking

**Council Tax Band: B
Tenure: Freehold**



Flat

Blair Cadell are delighted to present to the market this superb one-bedroom tenement flat, ideally located in the heart of Slateford. Benefiting from excellent transport links to the city centre and a wide range of local amenities, the property is perfectly suited to first-time buyers. Early viewing is highly recommended.

The accommodation is well laid out and comprises a spacious open-plan living, kitchen, and dining area, featuring an electric fireplace providing an ideal space for entertaining friends and family. The kitchen is fitted with a range of floor and wall-mounted units, electric hob and oven, integrated appliances, and white goods, all of which are included in the sale. The generously sized double bedroom features a large walk-in wardrobe, offering excellent storage. The property further benefits from a newly fitted shower room, complete with a modern two-piece suite and a walk-in mains shower. Off the hallway is a substantial box room, ideal for additional storage or use as a home office. Additional features include gas central heating and double glazing throughout. To the rear of the property lies a well-maintained communal garden, while on-street permit parking is readily available.

Please note: no warranties are given in respect of systems or appliances.

Slateford is a popular residential area which is situated to the south west of the city centre within a ten minute drive of the bypass which leads to the airport and the central belt motorway network. There are numerous bus services available on the main road both into and out of the city centre. The tram and train services are accessible a short journey away at Haymarket, with Slateford Train Station within close proximity. Shopping facilities include the Edinburgh West Retail Park, 24hr ASDA, Lidl, two large Sainsbury's, as well as smaller local convenience stores. Leisure amenities nearby include Fountain Park and the Corn exchange Village, between them offering a cinema complex, bowling alley, gym and restaurants. Also, nearby and only a short walk away are a variety of outdoor facilities including the Water of Leith Walkway, the Union Canal, Harrison and Saughton Park & Gardens

Viewing by appointment on 0131 337 1800

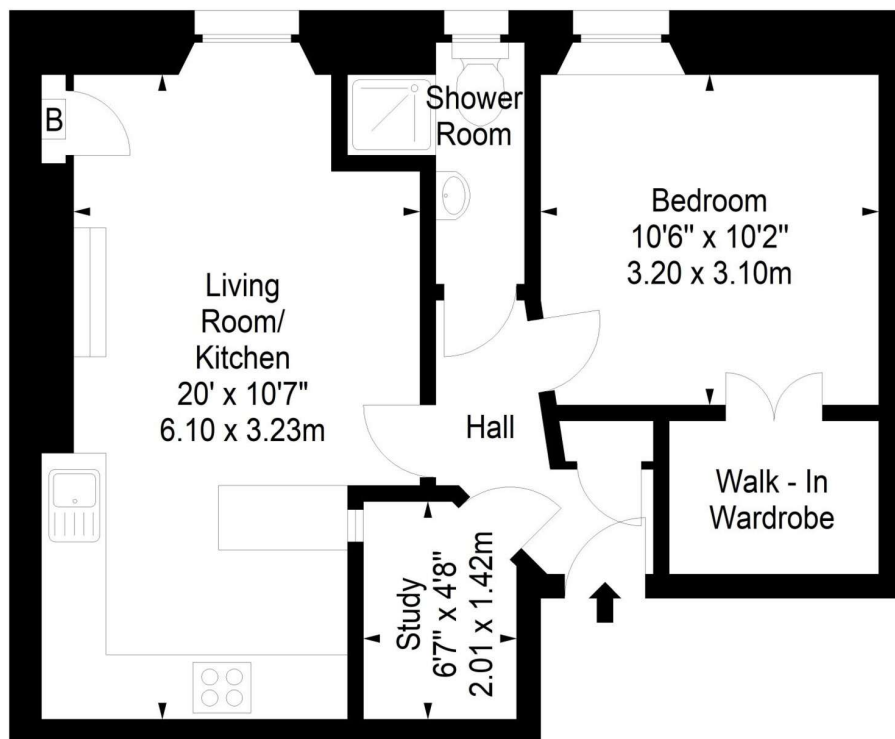
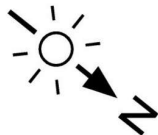




Robertson Avenue,
Edinburgh,
Midlothian, EH11 1PT



Approx. Gross Internal Area
476 Sq Ft - 44.22 Sq M
For identification only. Not to scale.
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Second Floor



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