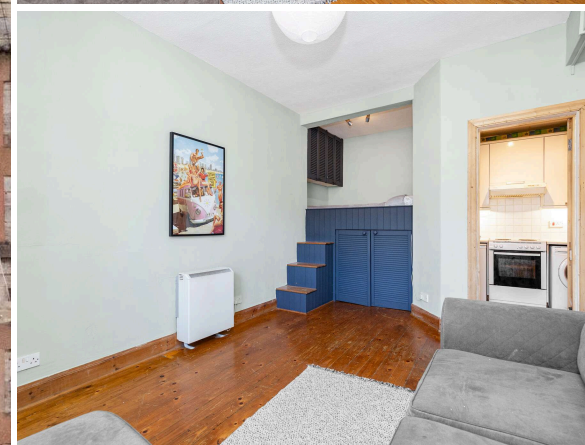




14 GF2 Robertson Avenue, EDINBURGH, EH11 1PT

Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

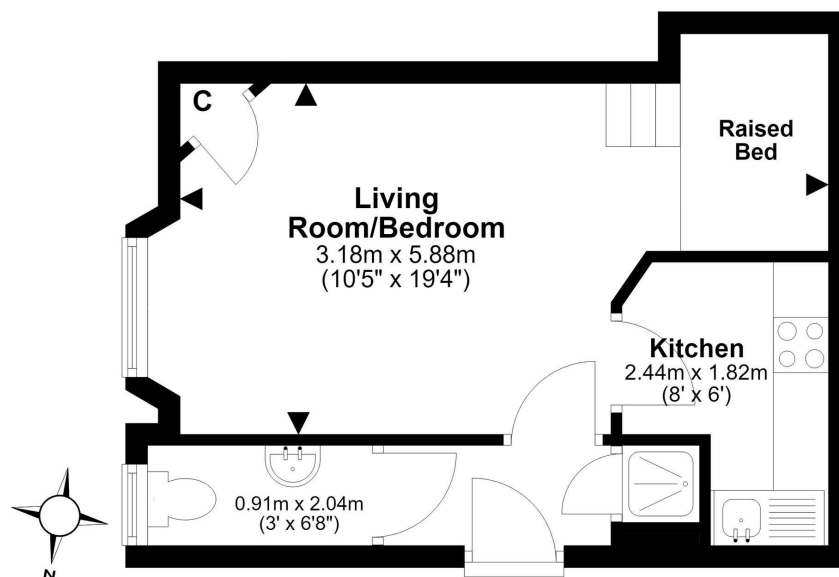
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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

Welcome

Welcome to Robertson Avenue, an excellent opportunity to acquire this ground floor studio flat, forming part of a traditional stone-built tenement building in the ever-popular Gorgie district of Edinburgh. Offering well-proportioned accommodation and excellent potential, the property would now benefit from a programme of upgrading and modernisation, making it an ideal purchase for those looking to create a home tailored to their own taste or for an investor seeking a refurbishment project. Viewing is recommended.

- Reception hallway
- Living room with kitchen off
- Fitted kitchen
- Bed area
- Shower room
- WC and wash hand basin

