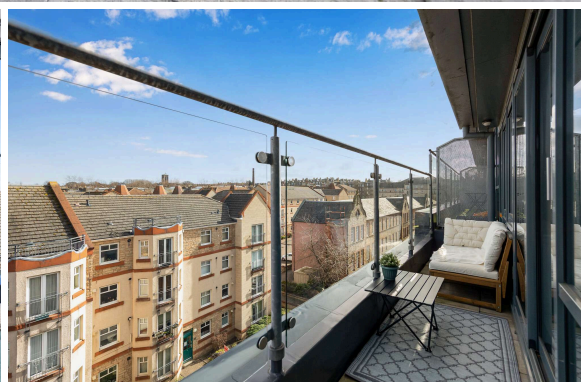




2B/10 Robertson Avenue
SHANDON | EDINBURGH | EH11 1PZ

ROBERTSON
AVENUE

warners
solicitors & estate agents



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Warners are delighted to present to the market this beautifully presented top floor Penthouse apartment, with 2 private balconies boasting stunning views, forming part of a sought after factored development in high amenity Shandon. The bright and spacious accommodation comprises of an entrance hallway with security entry phone and storage, main living space that naturally falls into seating and dining zones with a modern kitchen fitted with a range of appliances and wall and floor units. The highlight of the room is the private East facing balcony with stunning views over Edinburgh, and space for seating. The generous double bedroom also boasts a private balcony with space seating, and benefits from fantastic storage options, and a generous contemporary bathroom with electric shower over bath and vanity sink unit completes the internal accommodation. Further benefits include gas central heating, double glazing, fitted and insulated black out blinds, and security entry phone, and externally, well maintained common courtyard and secure underground car park.

- Immaculate Penthouse apartment with 2 private balconies and stunning views
- Bright living/dining/kitchen with modern units
- Spacious bedroom with fitted wardrobes and fantastic integrated storage
- Generous bathroom with electric shower over bath
- Gas central heating, double glazing and security entry
- Secure underground carpark

Council Tax band C, Energy Rating rating C.

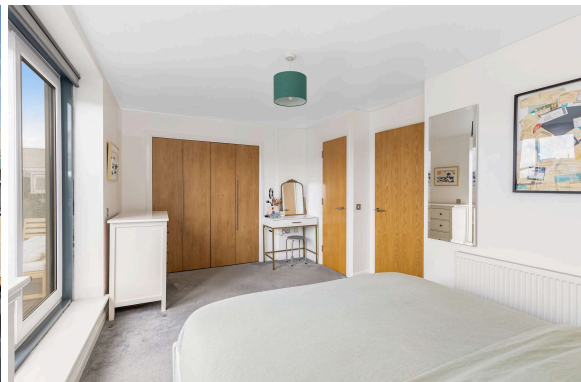
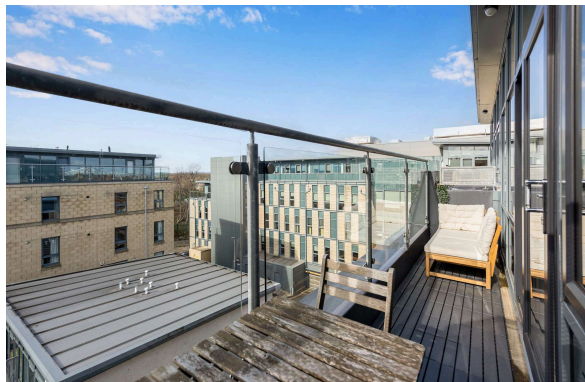
Extras to include; integrated fridge freezer, dishwasher, washing machine. Wall bracket for TV. All bespoke fitted blinds.

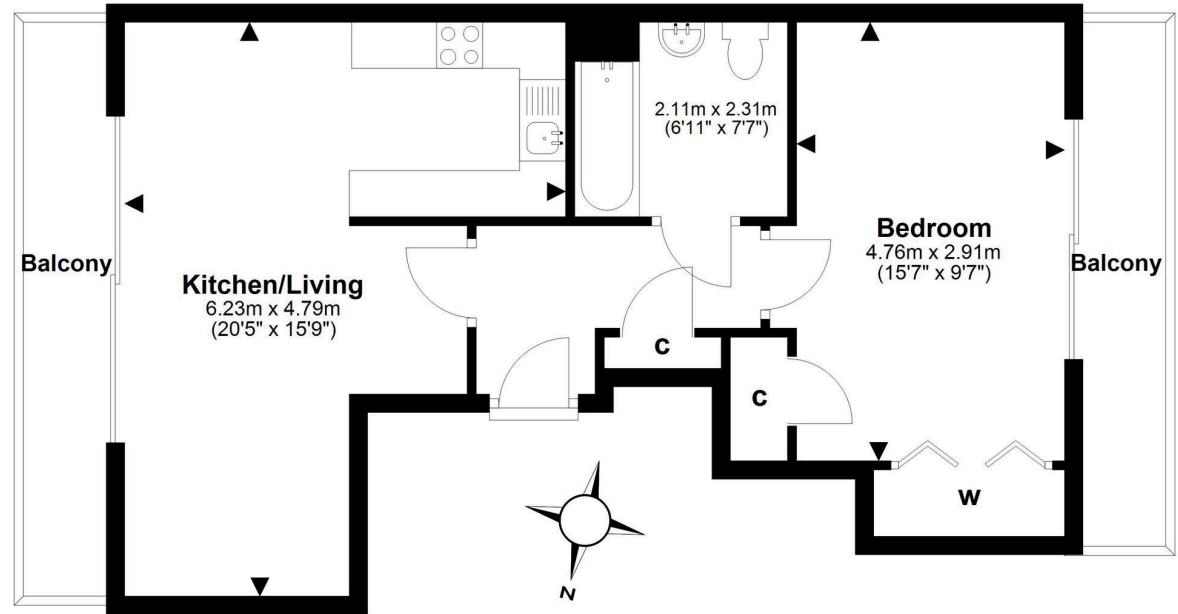
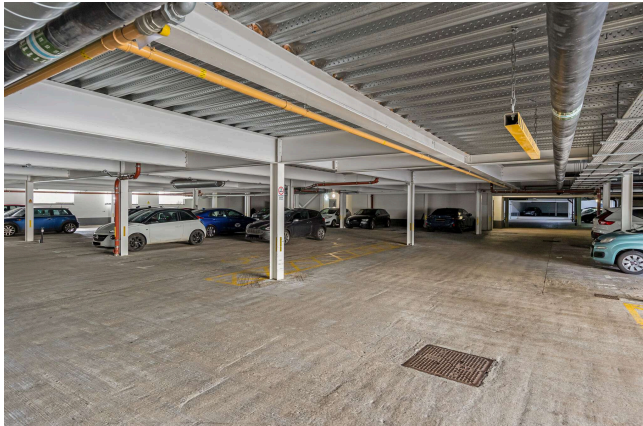
Factor fee £110 per month approx.

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



The ever popular Shandon area of Edinburgh, lies a short distance south of the city centre. The property is just a few minutes from all the amenities Shandon, Gorgie and Dalry have to offer. Leisurewise the choice is excellent and includes a number of bars and restaurants with further facilities to be found at the impressive Fountain Park Leisure Complex. Nearby Harrison Park and the scenic walkways of the Union Canal provide further leisure opportunities. In an easterly direction the West End of Princes Street and Tollcross can be easily reached. The flat is also well positioned for Edinburgh's financial and administrative centres and may consequently be of interest to the professional sector. Schooling is well represented from nursery to senior level, with Napier and Edinburgh Universities on hand for the more mature student. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport Haymarket railway station is a short journey away.





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.