



2B/9 Robertson Avenue, Edinburgh, EH11 1PZ

Impressive one-bedroom top floor flat with balcony offering views towards Edinburgh Castle

URQUHARTS
EDINBURGH



DESCRIPTION

2B/9 Robertson Avenue is an impressive one-bedroom top floor flat, forming part of a modern building with lift to all floors, private allocated secure parking and corner wraparound balcony offering stunning views towards Edinburgh Castle. The property is superbly situated in the popular Gorgie area and is a convenient distance to the city centre, excellent local amenities and public transport links.

Entrance hall with large storage cupboard; bright open plan living room / dining room / kitchen with sliding patio doors to the front balcony which wraps around to the rear balcony offering 270 degree views across Edinburgh; modern fitted kitchen with wall & base units and integrated appliances; good-sized double bedroom with built in wardrobes and sliding patio doors to the rear south-west facing balcony, and a contemporary shower room with three-piece suite.

ACCOMMODATION

Entrance hall. Living room / Dining room / Kitchen. Double bedroom. Shower room.

Gas central heating. Double glazing. Well-maintained communal rear garden area. Private allocated parking space within a secure gated carpark. Lift to all floors. The development is factored by Trinity Factors and there is an approx. monthly fee of £150 (including common buildings insurance).

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
 3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
 4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.
 5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this

has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
 6. These particulars are not intended to nor will they form part of any contract.
 7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.

LOCATION

Robertson Avenue is conveniently located approximately two miles west of Edinburgh city centre in the popular area of Gorgie, neighbouring Dalry, Slateford and Shandon. There are excellent everyday amenities within the local area, together with larger supermarket shopping available at Sainsbury's and Aldi at Gorgie Road/Westfield Road, Lidl at Dalry, a 24hr Asda at Chesser, as well as the new Edinburgh West Retail Park which includes a Marks & Spencer Food Hall. The Union Canal and Harrison Park are close by providing leisure opportunities for cyclists, walkers, and rowers to the Edinburgh Quay. Nearby Fountain Park offers further entertainment with gym, bowling alley, multiplex cinema, bars and restaurants, along with a Pure Gym on Gorgie Road and The Edinburgh Corn Exchange at Chesser. Princes Street and the West End with boutique and high street shops, along with several fashionable restaurants and bars is within walking distance. The Gyle shopping centre is a few miles to the west and can be accessed easily by car or bus and offers a range of high street stores and eateries. Regular buses operate to and from the city centre and surrounding areas, and the City Bypass with links to the major motorway network, Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing are within easy reach. Haymarket and Slateford Train stations are within proximity.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances. All furniture may be available by separate negotiation.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

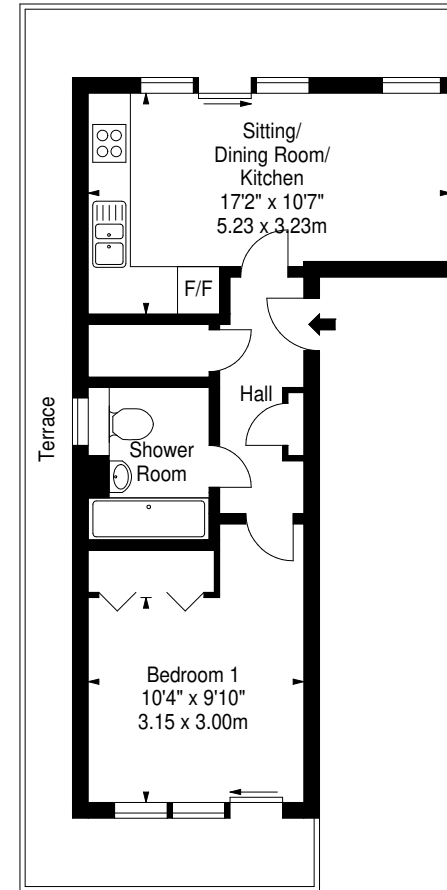
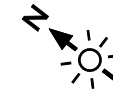
The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band C
 The property has an Energy Rating Category C
 Tenure Freehold

Robertson Avenue,
 Edinburgh, EH11 1PZ



Approx. Gross Internal Area
 402 Sq Ft - 37.35 Sq M
 For identification only. Not to scale.
 © SquareFoot 2026



Fifth Floor