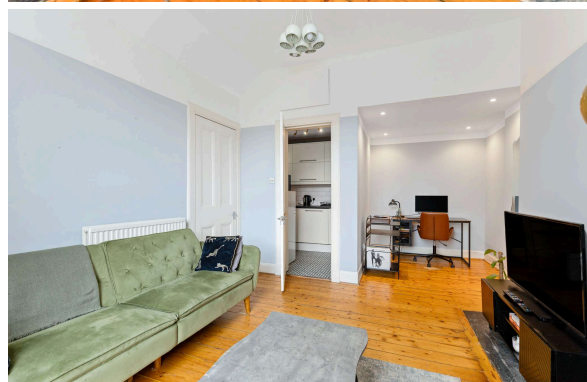




7/8 Robertson Avenue
GORGIE | EDINBURGH | EH11 1QA



warners
solicitors & estate agents



7/8 Robertson Avenue

GORGIE | EDINBURGH | EH11 1QA

Well-presented one bedroom apartment forming part of a traditional tenement in the highly popular Gorgie district of Edinburgh, just west of Edinburgh's city centre.

The accommodation comprises a spacious living/dining room, off which lies the separate contemporary kitchen which benefits from a good amount of cupboard storage. The bedroom is a well sized double and offers integral wardrobe, and a stylish bathroom completes the internal accommodation.

Outstanding nearby amenities include Harrison Park Gardens and the Fountainpark complex, and the property is conveniently located to offer easy access to public transport links.

Offering immense appeal to first-time buyers in addition to holding investment potential, early viewing is highly recommended.

- Ideal first-time buyer property
- Open plan living/dining room
- Double bedroom
- Kitchen
- Bathroom
- Excellent nearby amenities
- Easy access to public transport links

Energy rating C, Council tax band B, there is no factor associated with this property.

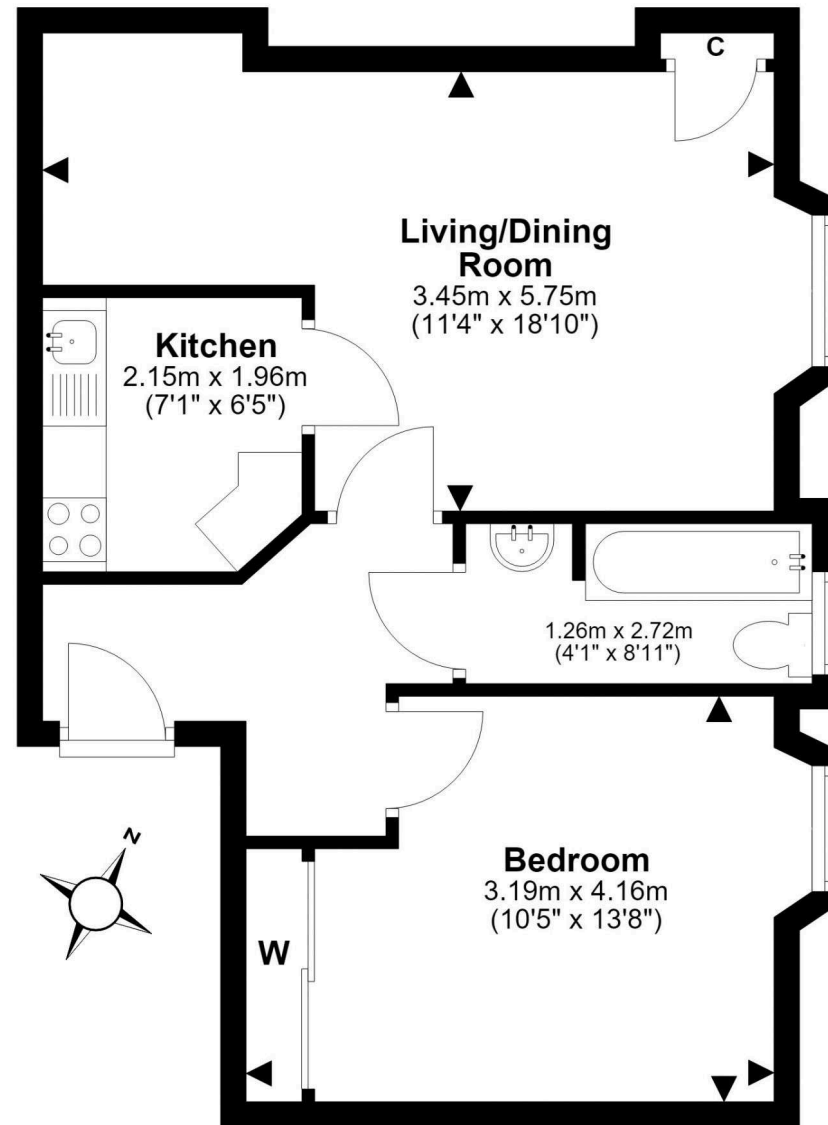
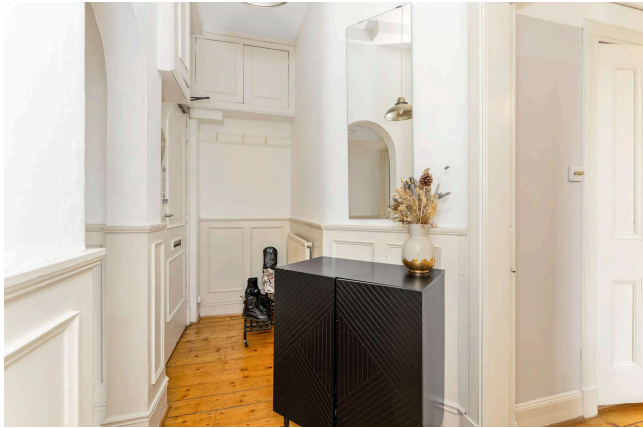
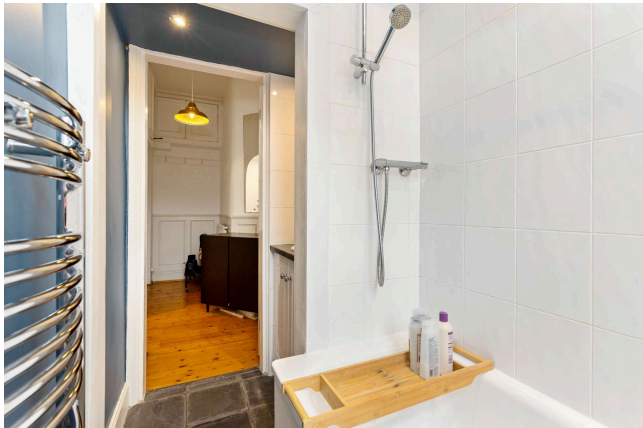
Extras included in this sale will be light fittings, lampshades, all mirrors, fridge, oven, brand new fitted electric hob, and all curtains.

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



The Gorgie district of Edinburgh is ideally placed for access to the main commercial and financial heart of the city. Local shops on Gorgie Road offer a comprehensive range of services and other amenities including banking, Post Office facilities, dentists and doctors. There is a large Sainsbury's located a 3 minute walk from the property and an Asda supermarket at Newmart Road, a Marks and Spencer Foodhall and other outlets at Edinburgh West Retail Park off Chesser Avenue and a Lidl a 10 minute walk and another at around a 15 minute walk away. Leisure and recreational opportunities nearby include Saughton Public Park, Carrick Knowe Golf Course, Edinburgh Zoo, Murrayfield Stadium and Fountain Park Leisure Complex. Schooling is available locally from nursery to senior level with Napier University at Sighthill easily accessible for the more mature student. Excellent bus and tram services provide easy access to the City Centre and beyond, whilst the City Bypass, motorway networks and the airport are all easily reached by car.





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.