



9/14 Robertson Avenue, Edinburgh, EH11 1QA

Description

Generously proportioned one bedroom top floor flat forming part of a traditional stone built Victorian tenement in a central location and close to excellent amenities. It would make an ideal investment property or starter flat, particularly given the convenient location for commuting to Heriot Watt and Napier Universities. The property has been freshly decorated in a neutral colour scheme and has a modern shower room. A new Baxi combi boiler was installed this year and it has UPVC double glazing.

The accommodation comprises:

- Hall with two storage cupboards
- Spacious living / dining room with gas fire, cornicing and cupboard housing the boiler; it also has a westerly aspect and an open outlook
- The kitchen lies off the living room and is fitted kitchen; gas hob, oven, washing machine and fridge freezer
- Modern bathroom with wash basin with vanity unit, WC, bath with electric shower over and heated towel rail; low maintenance wall board on the walls in a trendy grey marble.
- Good sized double bedroom with cornicing and window to the front

Location

Robertson Avenue is located between Slateford Road and Gorgie Road within in the popular area of Gorgie, which lies approximately 2 miles west of the City Centre. The nearest train station is Haymarket. Local supermarkets include a Sainsbury's at Westfield Road, Lidl on Slateford Road and Aldi on Gorgie Road. There is also a regular bus service to the City Centre and out to Heriot Watt University, making it a popular location for students. Leisure facilities nearby include Fountain Park with the Cinema and there are various gyms and swimming pools.

Outside and Gardens

There is a shared garden to the rear of the tenement and there is on street parking available.

Extras

All fixed floor coverings, light fittings and kitchen appliances are included in the sale. All warranties are excluded for the appliances.



Viewing details

Please call DMD Law 0131 316 4666
or check online for the up to date price
information and viewing arrangements.
www.dmdlaw.co.uk



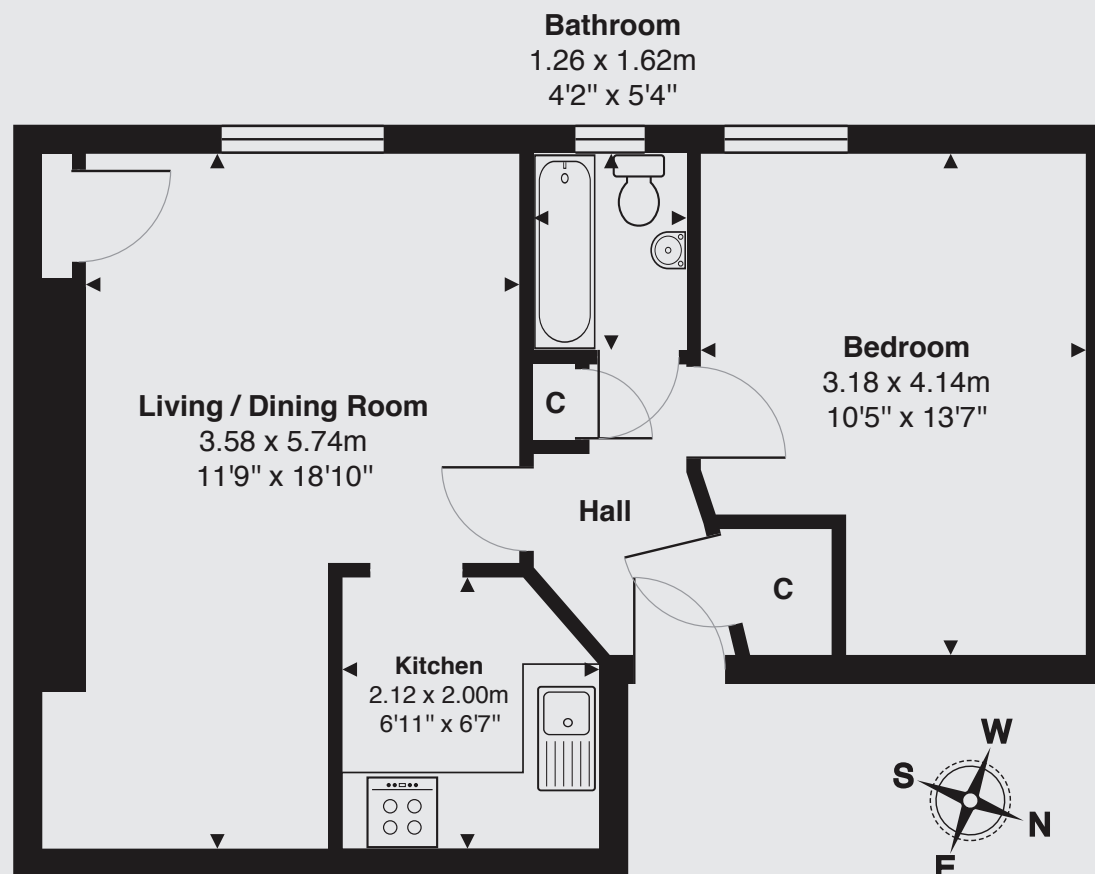
EPC rating
D



Looking for more information
about selling your property?

We offer free market appraisals on request





9/14 Robertson Avenue, Edinburgh, EH11 1QA

Total Area: 43.0 m² ... 463 ft²

All measurements are approximate and for display purposes only

DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035

E: property@dmdpartnership.co.uk

T: 0131 316 4666

www.dmdlaw.co.uk

PrimeLocation.com