

**40/7 Robertson Avenue
Edinburgh EH11 1PS**

Offers Over £195,000

- Hallway with two large storage cupboards
- Large living/dining room
- Galley kitchen with a range of floor and wall mounted units, electric hob and oven and integrated appliances and white goods included in sale
- Two double bedroom both with fitted wardrobes
- Bathroom with three-piece suite and electric shower over the bath
- Electric heating and double glazing throughout
- Residents parking space



Flat

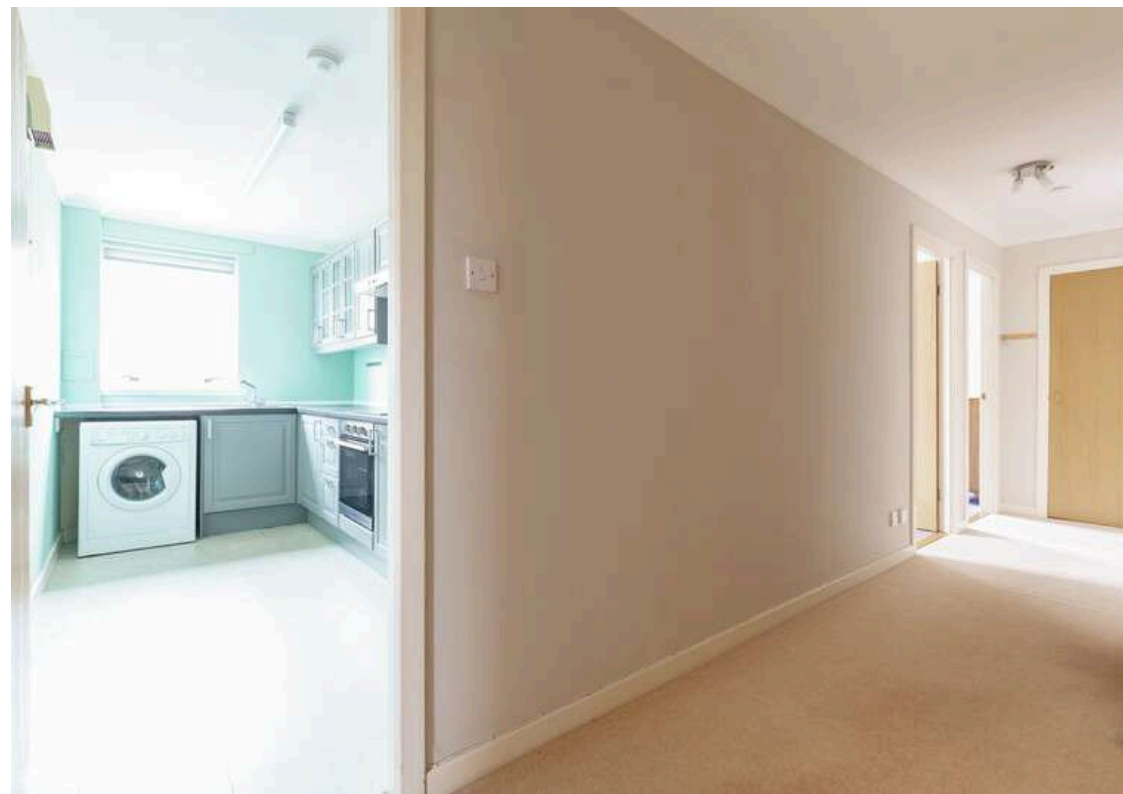
Blair Cadell are delight to bring to market this well presented flat situated in the highly sought after area of Slateford. The property is in turn key condition and would appeal to both the first time buyer or buy to let investor.

The property comprises of a large open entrance hallway with two useful cupboards offering plenty of storage space. There is a spacious living/dining room perfect for evening relaxing. A galley kitchen that has a range of floor and wall mounted units, electric hob and oven along with white goods and integrated appliances all included in the sale. There are two generous double bedrooms both with built in wardrobes. Bathroom with a three-piece suite featuring a fantastic roll top bath with an electric shower over the bath. There is electric heating and double glazing throughout the property for maximum efficiency. Secure entry phone to the building. An allocated resident's parking space. *No warranties given for systems or appliances*

Slateford is a popular residential area which is situated to the south west of the city centre within a ten minute drive of the bypass which leads to the airport and the central belt motorway network. The city centre can be easily reached by regular public transport services such as the bus, tram or train all of which are accessible very close by. Shopping facilities include the Edinburgh West Retail Park, 24hr ASDA, Lidl and a Sainsbury's superstore at Inglis Green, it also has great access to Murrayfield Sainsbury's as well. Recreational facilities include Nuffield and Pure gym as well as Fountain Park, the Corn Exchange Village and Murrayfield Stadium which has even more gyms for the fitness fanatics and are all within walking distance. Also, nearby and only a short walk away are a variety of outdoor facilities including the Water of Leith Walkway, the Union Canal and Saughton Park & Gardens.

Viewing by appointment on 0131 337 1800

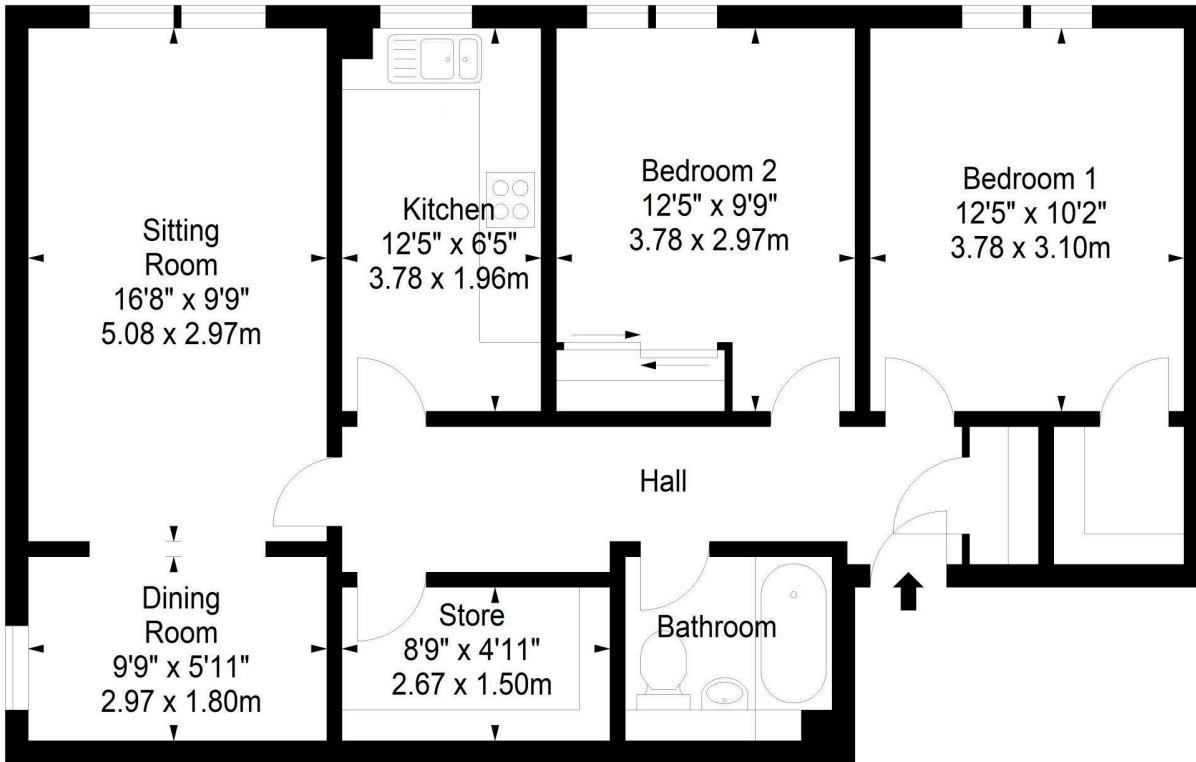
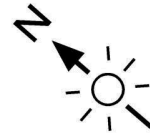




Robertson Avenue,
Edinburgh,
Midlothian, EH11 1PS



Approx. Gross Internal Area
812 Sq Ft - 75.43 Sq M
For identification only. Not to scale.
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Second Floor



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