

**2/10 Robertson Gait,
Slateford, Edinburgh
EH11 1HJ
Offers Over £225,000**

- Hallway with two storage cupboards
- Large living/dining room with access to private balcony
- Kitchen with a range of floor and wall mounted units, electric hob and oven and integrated appliances
- Two double bedrooms with one featuring fitted wardrobes
- Bathroom with three-piece suite and mains shower over the bath
- Gas central heating and double glazing
- Well kept communal garden
- Residents gym
- Undercroft parking



1



2



1



EPC C



Flat

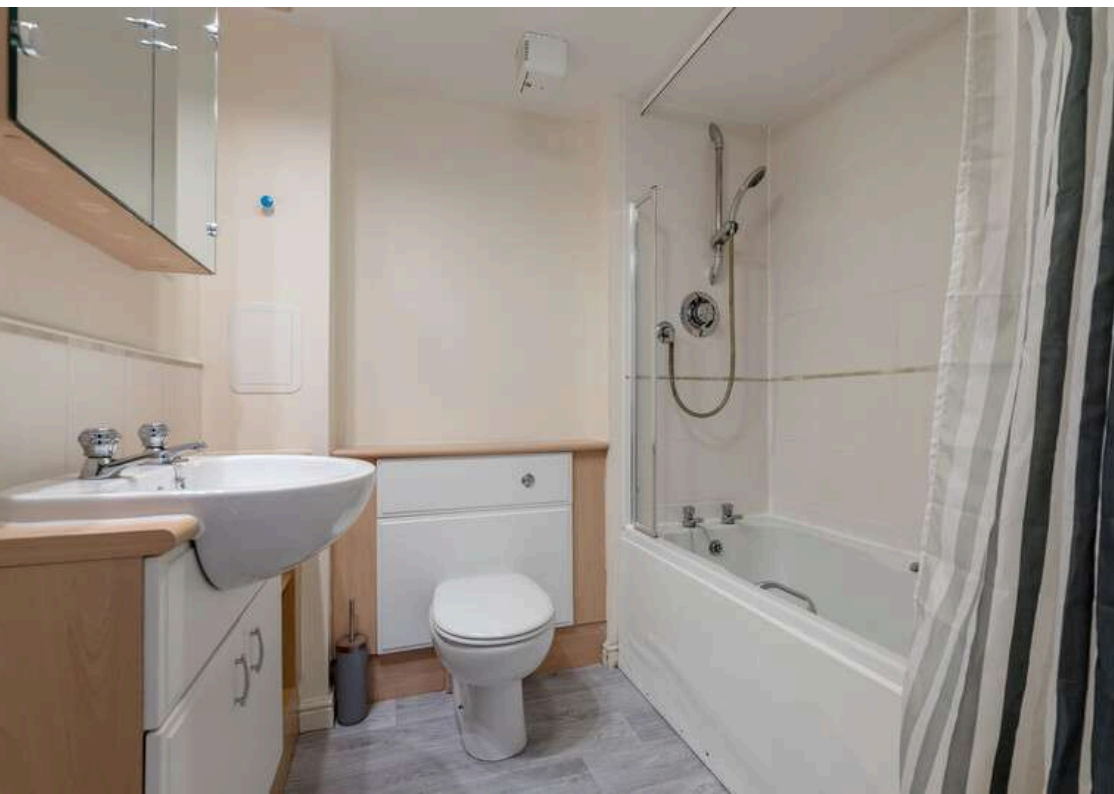
Blair Cadell are delighted to offer to market this two bed property in a superb location that offers swift access to the city centre and would be ideal for the first time buyer or young professional.

The accomodation comprises of an entrance hallway with two useful storage cupboards leading through to a large living/dining room with access to a private balcony making it the perfect place to host friends and family. Kitchen with a range of floor and wall mounted units, electric hob and oven and integrated appliances that are included in the sale. There are two well proportioned double bedrooms, one with built in wardrobes and the second with wardrobes included. Bathroom with a three-piece suite and mains shower over the bath. The property benefits from gas central heating and double glazing throughout. Well kept communal gardens, undercroft parking and access to a residents gym. *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 at Haymarket station. 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

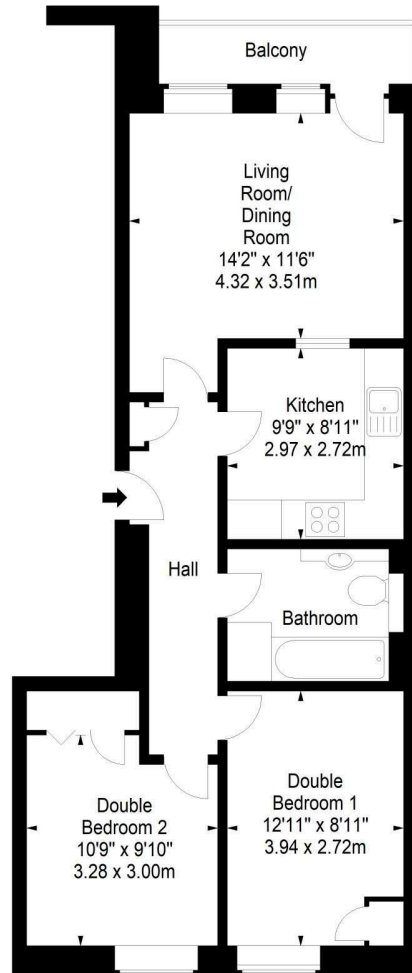




Robertson Gait,
Edinburgh, EH1 1HJ



Approx. Gross Internal Area
657 Sq Ft - 61.04 Sq M
For identification only. Not to scale.
© SquareFoot 2022



Fourth Floor



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com

