



GILSON GRAY

LAW • PROPERTY • FINANCE

9/15 ROBERTSON AVENUE, GORGIE

Edinburgh, EH11 1QA



Set on the third/top floor of a Victorian tenement in the popular district of Gorgie, this attractive flat boasts a spacious double bedroom, a modern wet room, and a generous living/dining room adjoining a stylish kitchen. Appealing to professionals, first-time buyers, and investors, the flat benefits from access to a shared garden, unrestricted on-street parking, good local amenities, and excellent transport connections into the city centre less than two miles away.

Extras: All fitted floor coverings, window coverings, and light fittings are included in the sale.

FEATURES

- Well-connected to the city centre
- Traditional third/top-floor tenement flat
- Secure entry system
- Entrance hall with storage
- Bright and spacious living/dining room
- Contemporary kitchen
- One large double bedroom
- Modern wet room
- Communal rear garden
- Unrestricted on-street parking
- Gas central heating and double glazing



"AN APPEALING ONE-BEDROOM TENEMENT FLAT IN POPULAR GORGIE, WELL-CONNECTED TO THE CITY CENTRE"



EPC RATING:



COUNCIL TAX BAND:



VIEWINGS

By appointment with Gilson Gray on 0131 516 5366



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LoTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

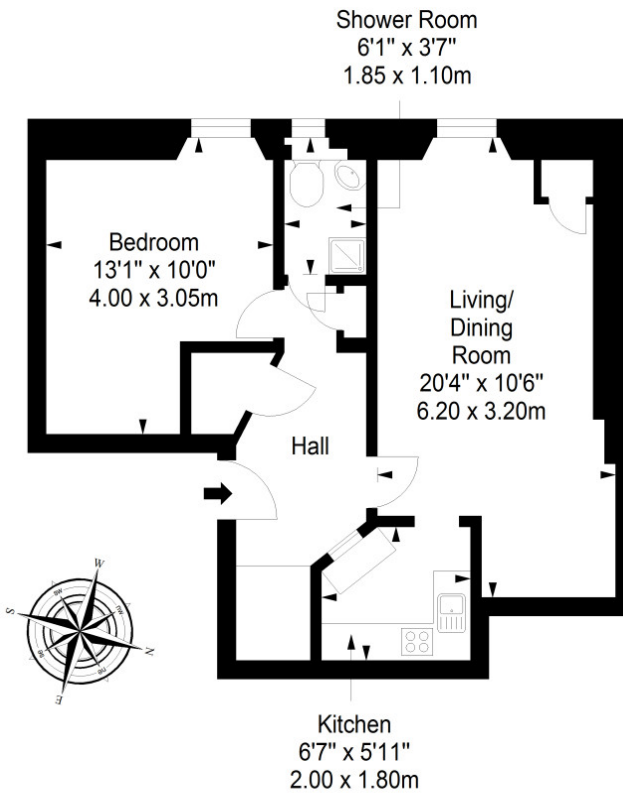
2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008

Third Floor
Approx. 42.4 sq. metres (456.4 sq. feet)



Total area: approx. 42.4 sq. metres (456.4 sq. feet)

@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.