

COULTERS<sup>©</sup>

# 40/10 ROBERTSON AVENUE

GORGIE, EDINBURGH, EH11 1PS

 2 BED

 1 BATH

 1 PUBLIC



## TAKE A LOOK INSIDE

40/10 Robertson Avenue is bright and well-proportioned two bedroom top floor flat, forming part of a mature, modern development in the popular residential area of Slateford to the West of the city centre.

The property boasts generous accommodation, now in need of upgrading throughout, with the potential to create an superb home.

## KEY FEATURES



Bright, well proportioned top (3rd) floor flat.



Two double bedrooms with fitted wardrobes plus boxroom/store.



Close to Harrison Park & Union Canal.



Allocated residents parking space (40/10).

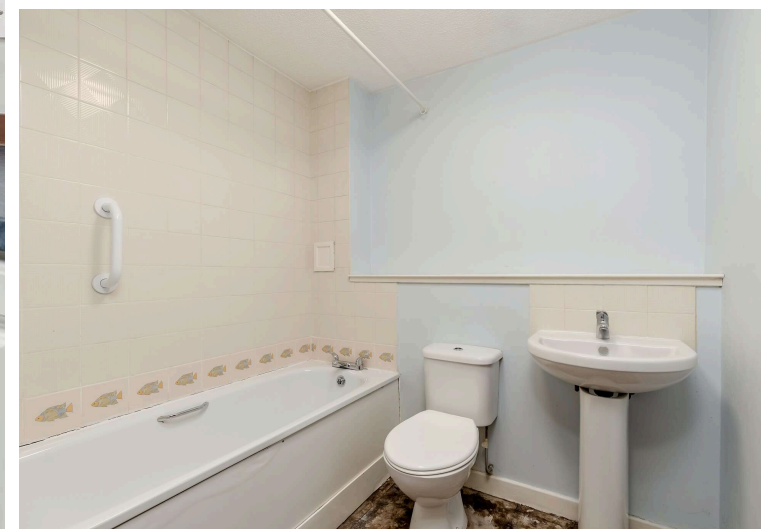


Situated in the popular residential area of Slateford.



A great opportunity for refurbishment project.





The property is accessed by way of an entry phone system that opens onto a communal hall and stair. The flat is on the top (3rd) floor and the front door opens on to the hall. There is a large sitting room with a dining area, benefiting from dual aspect windows. A fitted kitchen has wall and base mounted units with ample worktops. Both bright double bedrooms have fitted wardrobes and further storage is provided by a good sized box room and another storage cupboard off the hall. The bathroom has a bath (with shower over), WC and wash hand basin. To the rear of the property is an allocated parking space (40/10) and further on street resident's permit holder parking is available on Robertson Avenue. There is also a bin store and walled communal grounds at the rear.





## THE LOCAL AREA

Situated to the south-west of Edinburgh's city centre, Slateford is a popular residential area with excellent local amenities including newsagents, takeaways, chemists and convenience stores. A Lidl supermarket and an Asda at Chesser is nearby and slightly further away is the Edinburgh West Retail Park which contains an M&S Foodhall and Aldi.

World of Football at the Corn Exchange has 5 and 7-a-side football and the Corn Exchange itself plays host to a variety of live events. There are delightful outdoor spaces to enjoy such as Saughton Park and Gardens, the Union Canal and the Water of Leith.

Regular bus services run along nearby Slateford Road towards the city centre and Slateford Train Station is within a 10 minute walk with services to Waverley taking around 8 minutes. Haymarket can be reached on foot in around half an hour.

## EXTRAS

All kitchen appliances are included in the sale price. Due to the nature of the sale, no warranties will be given for their functionality.



