

**3/8 Robertson Gait  
Slateford  
Edinburgh EH11 1HJ**

**Fixed Price £230,000**

- Entrance hallway with handy storage cupboard
- Spacious living room with glass brick feature wall and access to private balcony
- Kitchen with wall and floor mounted storage
- Two double bedrooms master with built in storage
- Bathroom with three piece suite and mains shower
- Gas central heating and double glazing

**Council Tax Band: D**

**Tenure: Freehold**

**Monthly Service Charge: £200**

**Shared Ownership: N**





## Superb two bedroomed flat

Blair Cadell are delighted to present this superb two-bedroom property, ideally located within walking distance of local amenities and offering easy access to the city centre. Perfect for first-time buyers, young professionals or downsizers, this property boasts a comfortable living space close to excellent transport links.

The accommodation includes an entrance hallway with a handy storage cupboard, leading to a spacious living room featuring a striking glass brick wall and access to a private balcony. The kitchen is equipped with a range of wall and floor-mounted units, an electric hob and oven, as well as integrated appliances, all of which are included in the sale. There are two generously sized double bedrooms, one of which benefits from built-in wardrobes. The bathroom includes a three-piece suite with a mains shower over the bath. The property also benefits from gas central heating and double glazing throughout. Externally, there are well-maintained communal gardens, undercroft parking, and access to a residents gym. The property is serviced by a lift.

Please Note - There is a concierge within the development and the property is factored by Factor with a monthly fee of approximately £200 and covers building insurance and maintenance.

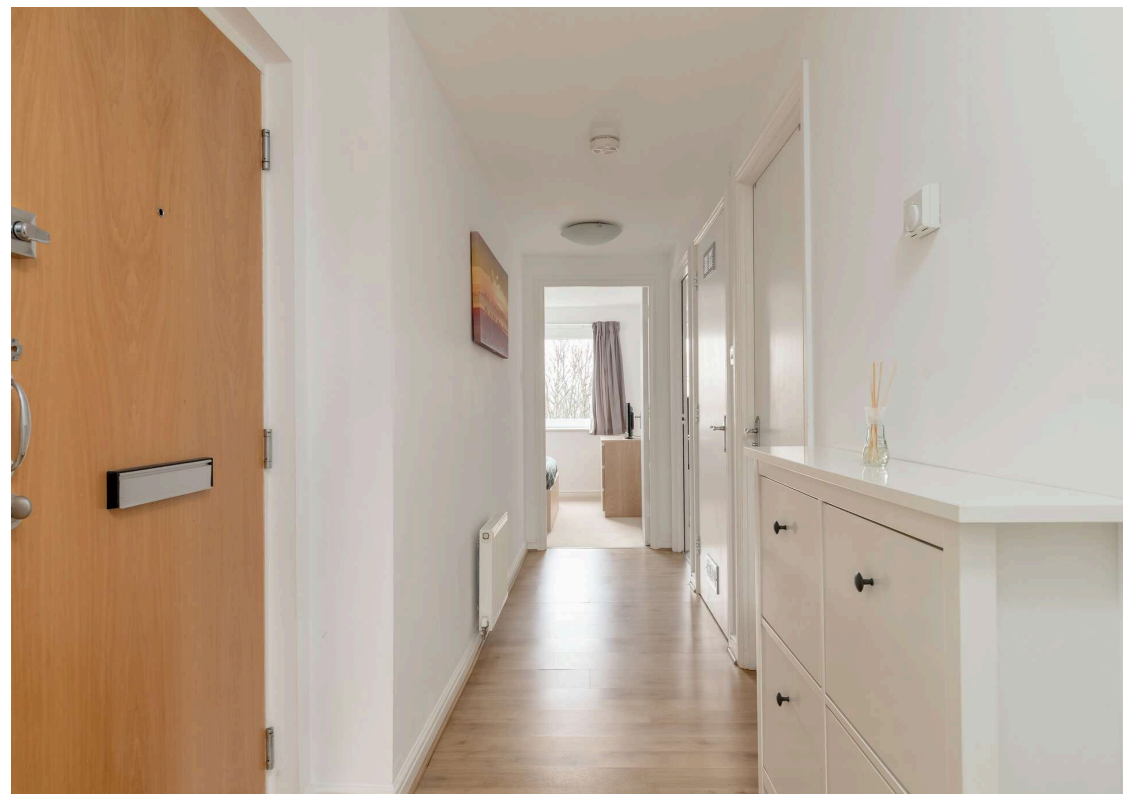
Slateford is a sought-after residential area located to the southwest of the city centre, just a ten-minute drive from the city bypass, which provides swift access to the airport and the central belt motorway network. The city centre is easily accessible via regular public transport services, including bus, tram, and train, with Haymarket Station located nearby.

Local shopping options include the Edinburgh West Retail Park, 24-hour ASDA, Lidl, and a Sainsbury's superstore at Inglis Green. For fitness enthusiasts, there are a variety of nearby gyms, including Nuffield, PureGym, and additional facilities at Murrayfield Stadium. Other recreational options include Fountain Park, the Corn Exchange Village, and a wide range of outdoor spaces such as the Water of Leith Walkway, the Union Canal, and Saughton Park & Gardens, all within walking distance.

**Viewing by appointment 0131 337 1800**





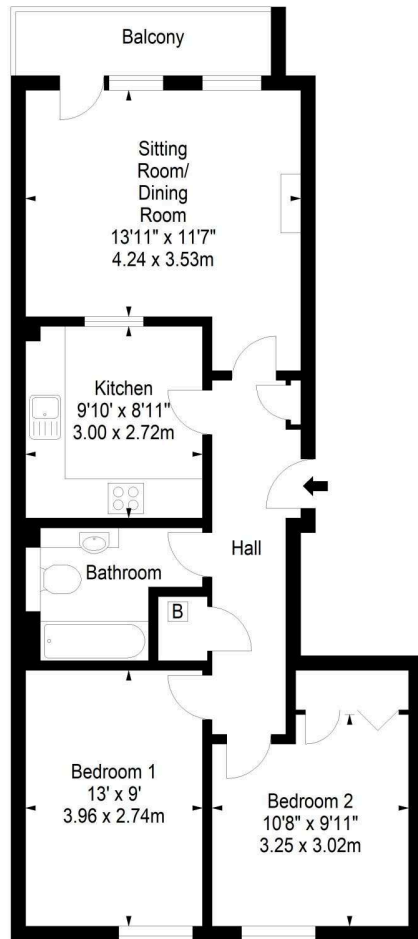




Robertson Gait,  
Edinburgh,  
Midlothian, EH11 1HJ



Approx. Gross Internal Area  
661 Sq Ft - 61.41 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Third Floor



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