



4/20 ROBERTSON GAIT

Slateford, Edinburgh, EH11 1HJ



1
Public Room



2
Bedrooms



2
Bathroom



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Welcome to a modern two-bedroom fourth-floor apartment that is beautifully styled throughout in elegant neutral tones. This attractive residence further boasts a stylish living room which opens out onto a private balcony, a well-stocked kitchen with more than enough room for a breakfast table, and a three-piece en-suite and family bathroom. It also has access to a residents' gym and secure underground parking, ensuring residents enjoy a modern city lifestyle with ease.

Forming part of a factored development in Slateford, the property is roughly 10 minutes from Edinburgh city centre, whether travelling by car or public transport. It has a fantastic selection of amenities nearby too, with a choice of supermarkets, bars, and eateries. In addition, public parks (such as Saughton Park and Harrison Park West) are within brisk strolling distance as well, as are bus and rail links. Local schools at primary and secondary level are also a short walk away. Altogether, it is a fantastic location that will appeal to a wide demographic of house buyers looking to live in Edinburgh.





**B**EPC
RATING**D**COUNCIL
TAX BAND**VIEWING**By appointment only
with Gilson Gray on
0131 516 5366

Features

- A fourth-floor apartment with elegant interiors
- Part of a sought-after modern development
- Convenient location in popular Slateford
- Concierge service and residents' gym
- Secure entry system and a lift service
- Welcoming hall with built-in storage
- Living room with southerly-facing balcony
- Well-appointed breakfasting kitchen
- Two double bedrooms (one with storage)
- Modern en-suite shower room
- Family bathroom with overhead shower
- Well-maintained communal garden
- Secure underground carpark







Extras: integrated appliances (oven, ceramic hob, concealed extractor, and fridge/freezer), an undercounter dishwasher, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Factor: the development is factored by Taylor & Martin Property Management for the approximate fee of £350 per quarter. This cost covers the maintenance of communal areas, gym membership, lift servicing, and block buildings insurance.



SLATEFORD, EDINBURGH

Characterised by its majestic viaducts and rich industrial heritage, the popular suburb of Slateford boasts a charming small-town ambience with a wealth of local services and amenities. Situated approximately three miles southwest of the city centre, the area is intersected by the picturesque Union Canal, whose leafy banks promise a tranquil walking or cycling route right into the city centre. Residents of Slateford enjoy a multitude of leisure and entertainment facilities right on their doorstep as well, including Fountain Park Leisure Centre (home to a multi-screen cinema, a bowling alley, a gym, and a selection of family restaurants) and Meggetland Sports Complex, where you will find unrivalled team sports facilities, such as football, rugby, and cricket pitches, as well as a full-size Astroturf pitch. The abundance of local amenities includes a choice of major supermarkets and a vibrant mix of independent retailers, high-street stores and local businesses that line the streets of neighbouring Gorgie and Dalry. Slateford offers an excellent range of schooling from the early years, to primary and secondary education. Frequent bus services provide swift and easy access into the city centre and Slateford train station also provides regular services between Edinburgh Waverley and Glasgow Central station. Owing to its position southwest of the city centre, Slateford enjoys convenient access to Edinburgh City Bypass, Edinburgh International Airport, and the M8/M9 motorway network.

