



Offers over £150,000

9/6 Robertson Avenue, EH11 1QA





Spacious One Bedroom Flat in Gorgie Area

A recently redecorated, bright one bedroom flat situated on the first floor of a traditional tenement building just moments from local amenities and transport links.

Traditional First Floor Flat. Accommodation comprises: Entrance Hall, Living Room, Modern Separate Kitchen, Double Bedroom with Built-In Wardrobes, Box Room, Shower Room, Double-Glazing. Gas Central Heating.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

Note: No warranties shall be given in relation to the central heating and appliances.

ACCOMMODATION (WIDEST POINTS)

Livingroom	11'10" x 11'6" (3.61 x 3.51)
Kitchen	7'1" x 6'3" (2.16 x 1.93)
Bedroom	13'6" x 10'4" (4.14 x 3.15)
Box Room	6'7" x 6'3" (2.03 x 1.93)

LOCATION

Robertson Avenue is situated to the West of the City Centre in Gorgie and runs north south from Gorgie Road to Slateford Road and well served by local amenities and supermarkets. Both Tynecastle Park and Murrayfield Stadium are nearby . Good local tram and bus networks close by.

EXTRAS

White goods included in Sale

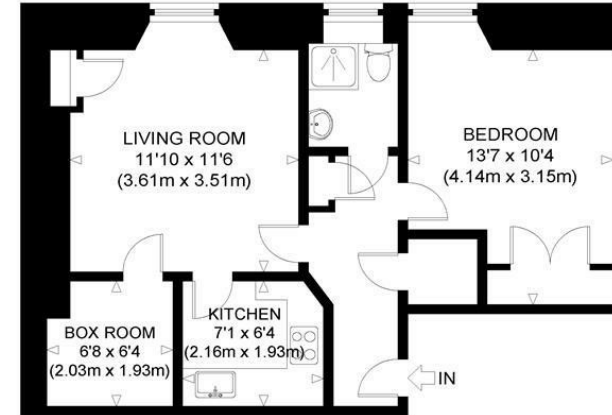
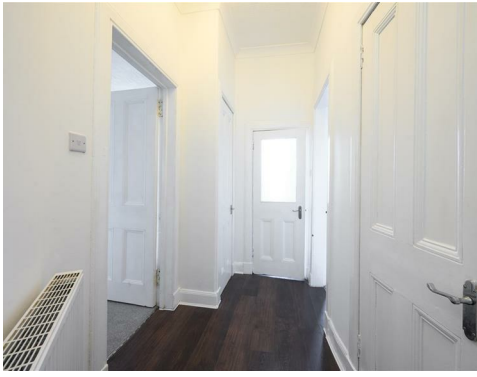
EPC RATING

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VIEWING

By appointment, please telephone 0131 253 2986





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 483 SQ FT / 44.9 SQ M

ROBERTSON AVENUE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 483 SQ FT / 44.9 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.