



26/2 Robertson Avenue
Gorgie, Edinburgh, EH11 1PS





26/2

Robertson Avenue

Beautifully presented and easily manageable First Floor Flat forming part of a handsome traditional tenement in the popular and highly regarded Shandon district, to the west of the city centre.

- Entrance hall
- Lounge/diningroom
- Fitted kitchen
- Double bedroom
- Showerroom
- Gas central heating
- Double glazing
- Well maintained communal garden
- Permit Parking



Home Report: £165,000

EPC Rating: C

The flat is entered off a shared stairway with security entry system and comprises reception hall, lounge with study recess(fitted U-shaped desk), quality fitted kitchen, double bedroom with walk-in wardrobe and shower room.

It also boasts gas central heating with a combination boiler and double glazed window units.

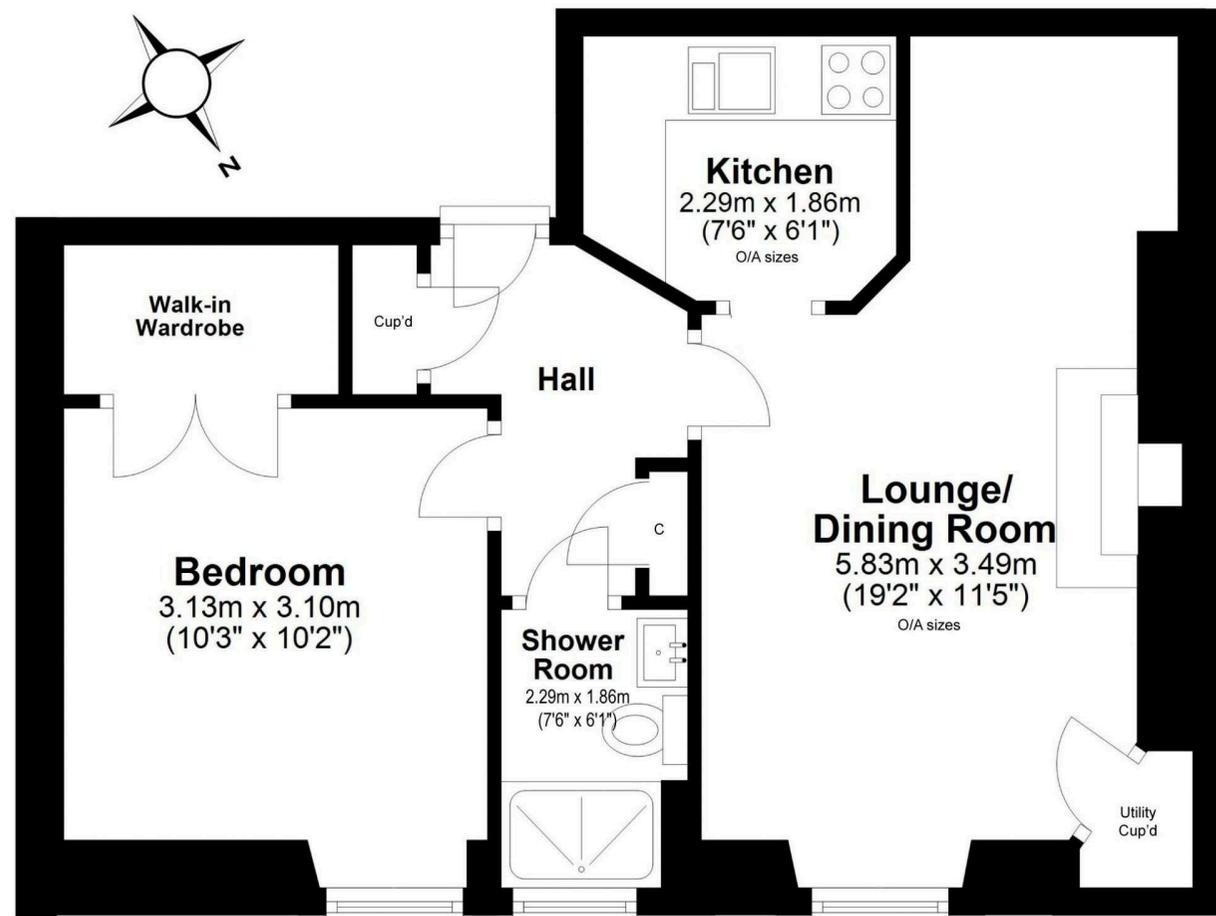
There is an area of shared garden ground to the rear of the building and residents permit parking on Robertson Avenue itself.

It is anticipated that this home will prove to be of particular interest to the first time buyer, professional or investor and early viewing is highly recommended to fully appreciate what is on offer.



Lying approximately three miles west of Edinburgh city centre, the popular residential district of Shandon is characterised by its leafy streets, appealing traditional tenements and open green spaces. With no shortage of outdoor pursuits right on their doorstep, residents of Shandon can take a relaxed stroll in tranquil Harrison Park or cycle along picturesque Union Canal. Shandon is well served by a range of local amenities, with more extensive shopping facilities in neighbouring Gorgie. Nearby Fountain Park leisure complex, offers a multi-screen cinema, bowling alley, gym, various family restaurants and pubs. Popular with young professionals thanks to its close proximity to the city centre, Shandon enjoys superb public transport links across the capital, as well as swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.

Extras: to include electric hob, oven, cooker hood, fridge and washer/dryer.



First Floor



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