



2D, Flat 7, Robertson Avenue  
Shandon

**Edinburgh**

**EH11 1PZ**



# 2D, Flat 7, Robertson Avenue Edinburgh

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An excellent opportunity has arisen to acquire a bright, beautifully presented, two-bedroom fourth floor flat located to the west of Edinburgh city centre.

Situated within a modern residential complex in the popular Shandon, this 62sqm property boasts triple exposure with city views, lift access, and well-kept communal garden grounds.

The property comprises: hallway with two storage cupboards, two good-sized bedrooms, modern bathroom with shower over bath, living room with space for dining area, kitchen with modern integrated appliances.

Benefits include gas central heating, double glazing, lift access, and a secure underground parking spot.

## Property Features

Modern building

Central location

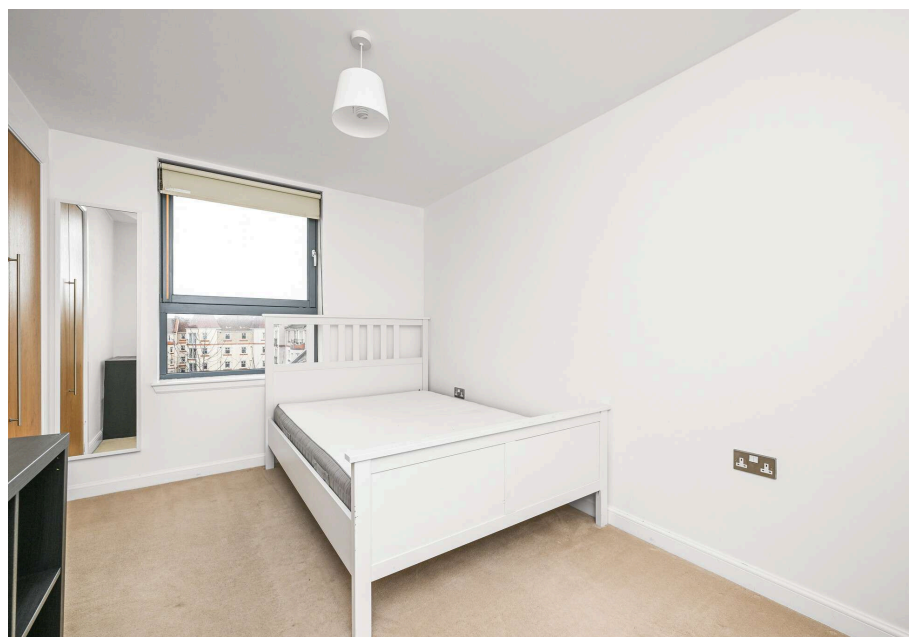
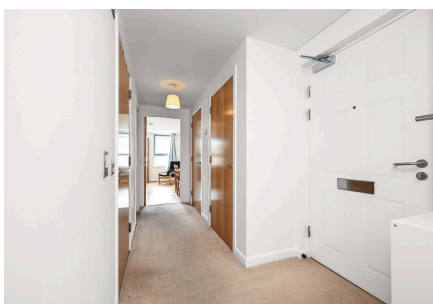
Neutral décor

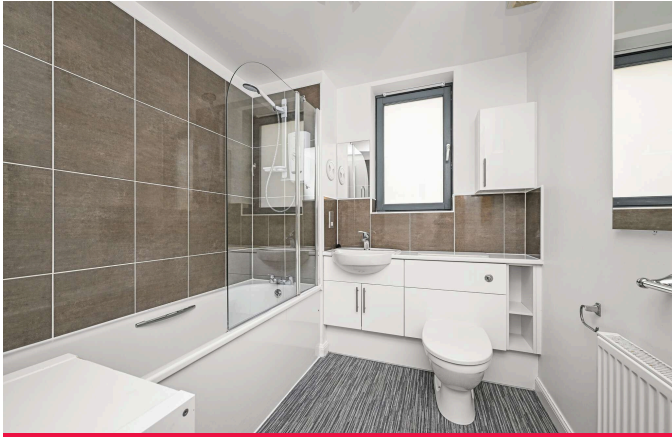
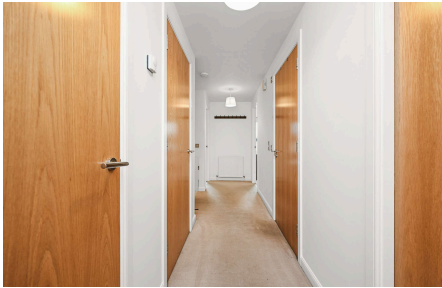
Gas central heating

Double glazing

Lift access

Underground parking spot

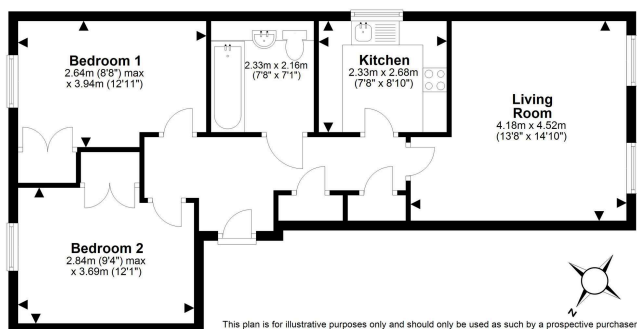








Shandon lies a short distance to the south west of Edinburgh's city centre. There is a good range of local amenities within the vicinity including schools, shops and recreational facilities. Recreational facilities include Harrison Park, the Union Canal with direct access to the cycle network, Craiglockhart Sports Centre and Fountain Park with its multiplex cinema, bars and restaurants. The property is only a short distance from Haymarket and Slateford train stations and regular public transport runs to and from the city centre. The city bypass is also easily accessible providing good links to the M8 and M9 motorway networks.



### Extras

The items included in the sale of the property are the carpets, fitted floor coverings, white goods (integrated and freestanding), light fittings and fixtures. Furniture can be included upon request. The seller will not warrant the working order of any appliances, systems or services. The property is being sold as seen.

**AS Anderson Strathern**

Find out more

0131 270 7777

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#### Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

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