

**44/3 Robertson Avenue
Edinburgh EH11 1PS**

Offers Over £260,000

- Large bright living/dining room
- Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and white goods included in sale
- Three double bedrooms, two with built in storage
- Family bathroom fitted with three-piece suite and electric shower over the bath
- Electric heating and double glazing throughout
- Residents parking to rear
- Communal garden

Council Tax Band: D

Tenure: Freehold

Annual Service Charge: £600



1



3



1



EPC C



Flat

A beautifully presented modern second floor flat, ideally positioned close to the city centre and a wide range of excellent local amenities. Offered in true walk-in condition, this property is perfect for first-time buyers and buy-to-let investors alike.

The accommodation comprises a welcoming entrance hallway with a useful storage cupboard and an additional cupboard housing the water tanks. The bright, large living/dining room features twin windows that fill the space with natural light, complemented by attractive laminated flooring. The modern kitchen comes complete with integrated appliances, electric hob and oven and a range of floor and wall mounted units. There are three generous double bedrooms, two benefiting from fitted wardrobes, and a bathroom fitted with a three-piece suite and electric shower. The property also features electric heating, double glazing, an external storage cupboard, and an allocated parking space. Attractive communal gardens complete the offering.

Factor Details: The property is Factored by Charles White with a monthly fee of approximately £50 per month which covers building maintenance.

Slateford is a popular residential area which is situated to the south west of the city centre within a ten minute drive of the bypass which leads to the airport and the central belt motorway network. The city centre can be easily reached by regular public transport services such as the bus, tram or train all of which are easily accessible. Shopping facilities include the Edinburgh West Retail Park, 24hr ASDA, Lidl and a Sainsbury's superstore at Inglis Green, it also has great access to Murrayfield Sainsbury's as well. Recreational facilities include Nuffield and Pure gym as well as Fountain Park, the Corn Exchange Village and Murrayfield Stadium which has even more gyms for the fitness fanatics and are all within walking distance. Also, nearby and only a short walk away are a variety of outdoor facilities including the Water of Leith Walkway, the Union Canal and Saughton Park & Gardens

Viewing by appointment on 0131 337 1800

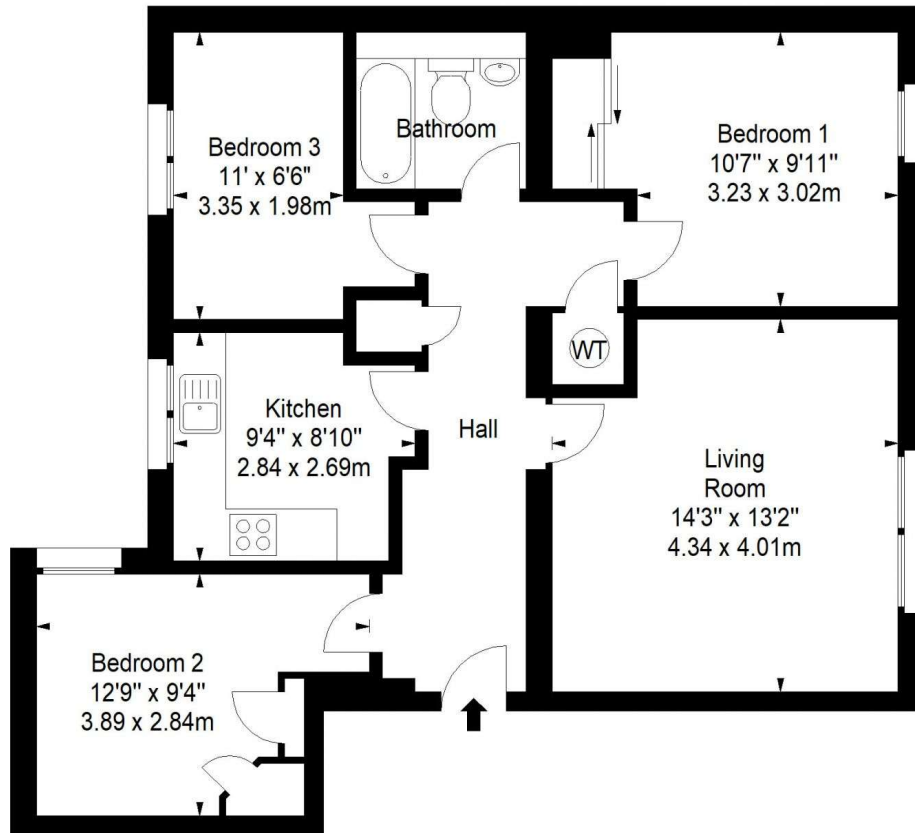




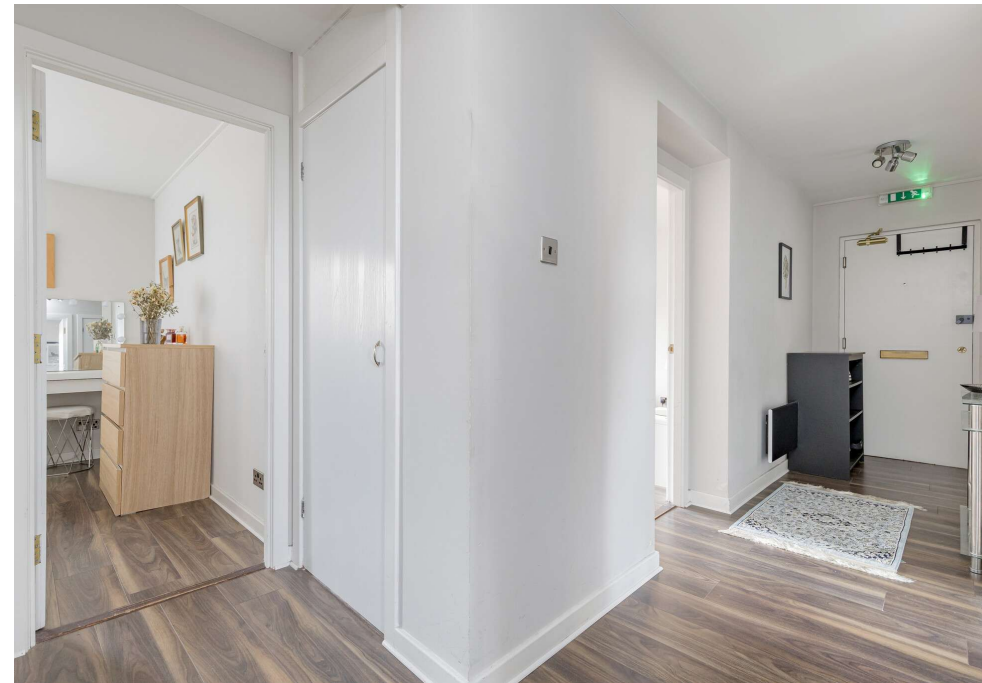
Robertson Avenue,
Edinburgh,
Midlothian, EH11 1PS



Approx. Gross Internal Area
770 Sq Ft - 71.53 Sq M
For identification only. Not to scale.
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Second Floor



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