



## 4/9 Robertson Gait, Edinburgh, EH11 1HJ

Light & Beautifully Presented, Two-Bedroom, First-Floor Flat with Balcony

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# Property Description

Light and beautifully presented, two-bedroom, first-floor flat with a private balcony, forming part of a modern, factored residential development. Located in the popular Slateford area, lying west of Edinburgh city centre.

Comprises an entrance hallway, living room, kitchen, a master bedroom with an en-suite shower room, a further double bedroom and a family bathroom.

Highlights include a modern fitted kitchen with appliances, generous fitted bathroom suites, and matching contemporary flooring. In addition, there is double glazing, gas central heating, good insulation allowing cosy rooms, and good storage provision including a walk-in hall store.

The development also provides a secured entry system, concierge, lift service, a communal fitness suite, landscaped grounds, and secured underground parking.

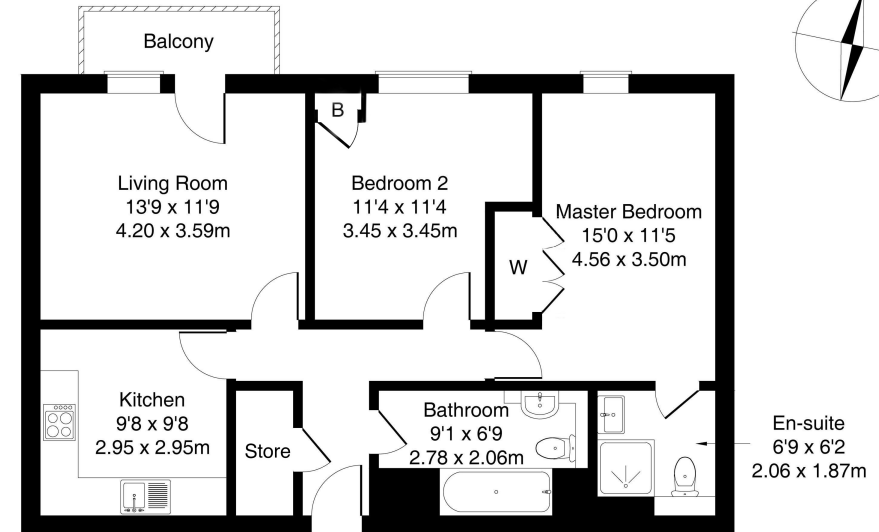
A welcoming hallway gives access throughout, including to the walk-in store, and features light modern wood-effect flooring matched in the lounge and bedrooms. A good-sized public room can accommodate lounge and dining furniture; and features a central pendant light fitting and access to a private balcony. Set internally, the kitchen has additional natural light from a glazed-brick feature wall, and could also accommodate a dinner/breakfast table. Fitted units include stone-effect worktops, a sink with a drainer, a mosaic tiled surround, unit downlighting, a fridge/freezer, a washing machine, and an integrated oven and gas hob.

A spacious master bedroom is tastefully finished with light decor, a built-in wardrobe and a generous en-suite shower room. A second well-finished bedroom can also accommodate freestanding storage, with a built-in store cupboard also housing a recently installed gas combi boiler. Completing the accommodation, set internally, the family bathroom has a modern three-piece suite, with a mains shower over the bath, a shaver point, and tiled splash walls.



4/9 Robertson Gait, Slateford, Edinburgh, EH11 1HJ

Approximate Gross Internal Area: (775 sq ft - 72 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Slateford is a long-established suburb, lying west of the Edinburgh city centre. There is a wide range of amenities which include local shops, banks, a post office, Lidl, a Sainsbury's at Gorgie and Longstone, a 24-hour ASDA supermarket and the Edinburgh West Retail Park at Chesser. Leisure facilities include Nuffield Health Club, Lift Gyms, The Corn Exchange Leisure Village, Craiglockhart Sports

Centre, and Pure Gym, as well as numerous golf courses and the open walking spaces of Colinton Dell and the Water of Leith. Napier, Heriot-Watt, and Edinburgh universities are all within easy reach, with regular bus services available from both the A70 and A71, whilst Slateford station offers rail commuting into the city centre.





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