

# 9/9 Robertson Avenue

GORGIE, EDINBURGH, EH11 1QA



*SPACIOUS ONE BEDROOM FLAT IN  
EDINBURGH'S CENTRAL AREA OF GORGIE*



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McEwan Fraser Legal is delighted to present this one-bedroom flat to the market in Edinburgh's popular area of Gorgie.

Inside, the property comprises of a spacious living area which offers ample space for freestanding furniture and the room is flooded with natural light down to the large windows which are west-facing.





A fully equipped kitchen which is accessed from the living room and is fitted with gas hob, fan oven and fridge freezer.





The property has one main bedroom which is a well-appointed double bedroom and also a box room which offers additional flexibility for home working, a walk-in wardrobe or just simply storage space.

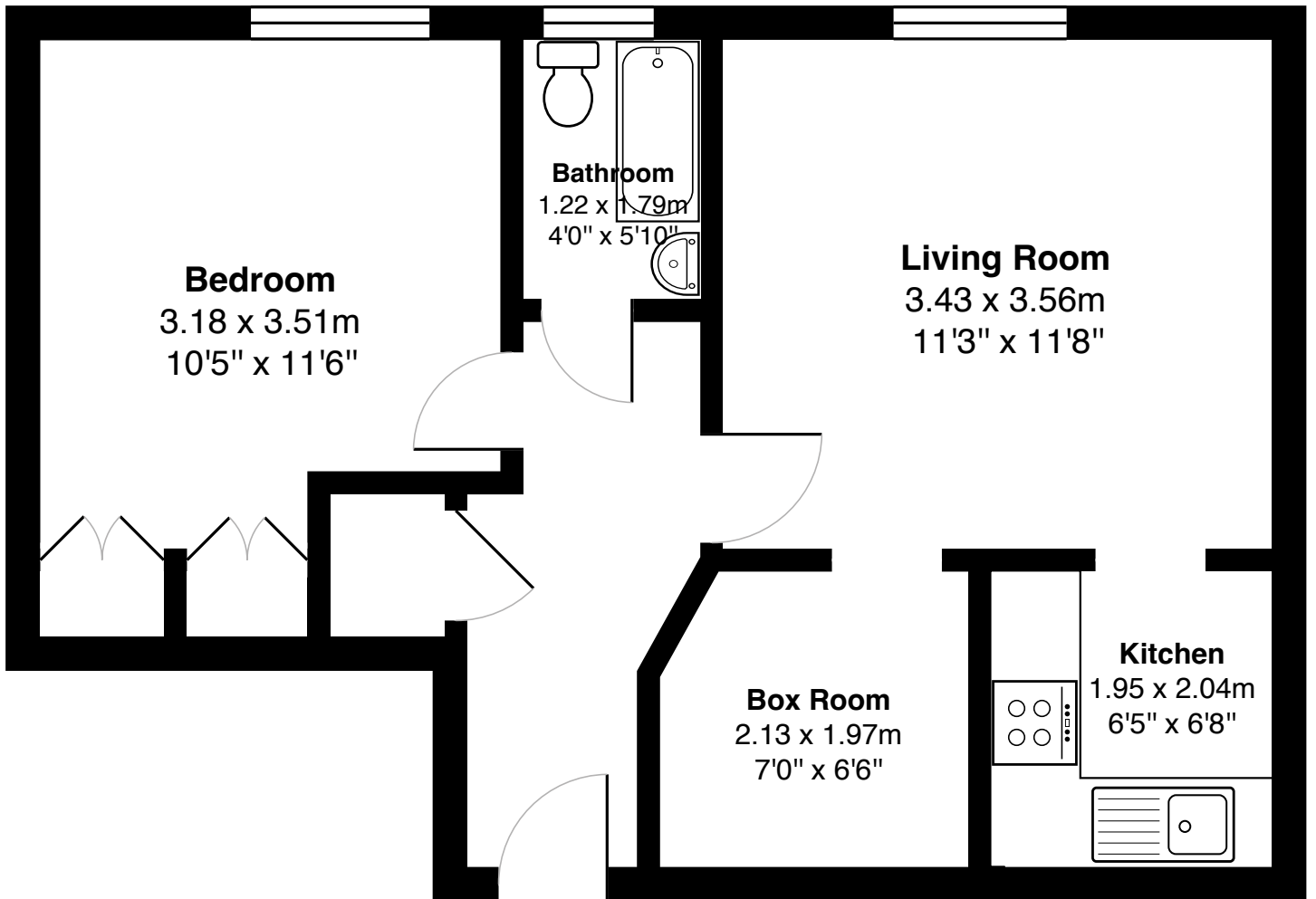






There is a three piece bathroom off the hallway and storage space available in the hall, making the most of the space on offer.





Gross internal floor area (m<sup>2</sup>): 43m<sup>2</sup>

EPC Rating: C



In addition to this, the property includes gas central heating, double-glazed windows, communal garden and on-street residents permit parking.







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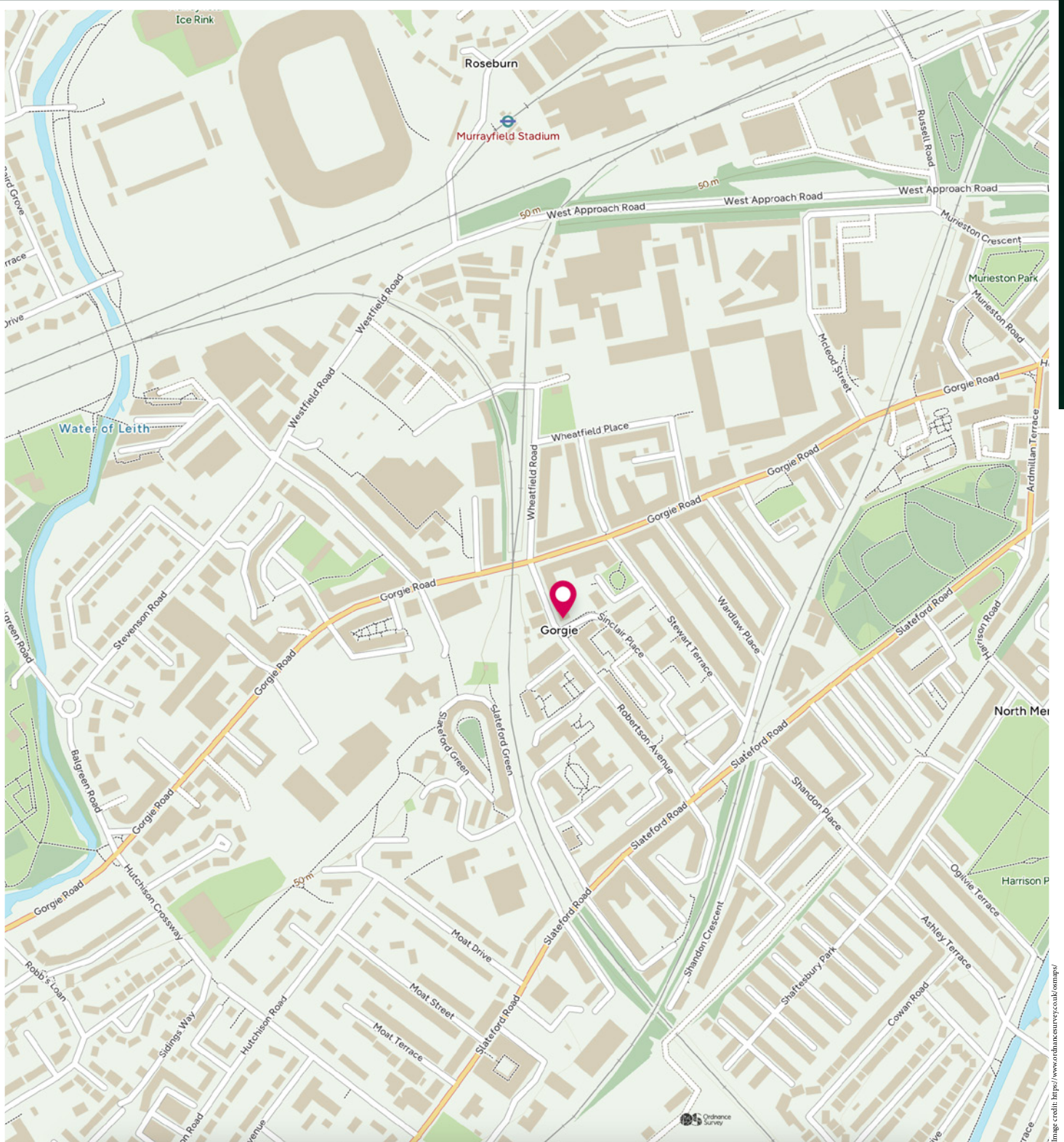
Gorgie is a residential area in the west of Edinburgh and is located about two miles from the city centre and is a densely populated area with a mix of old and new housing. The area is home to a variety of shops, restaurants, pubs, and Tynecastle Stadium.

The West End and Princes Street are approximately fifteen minutes away using one of the many and frequent bus services that pass down Gorgie Road. Haymarket Railway Station and the tram network are also within proximity of the property.

Gorgie is a diverse and lively area with something to offer everyone. If you are looking for a place to live that is close to the city centre, and full of character, then Gorgie is a great option. The Western Approach Road passes conveniently nearby and this gives quick and easy access to the western part of the city, city bypass, and the motorway system.

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## The Location



# McEwan Fraser Legal

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