

**4/24 Robertson Gait  
Edinburgh EH111HJ**

**Offers Over £230,000**

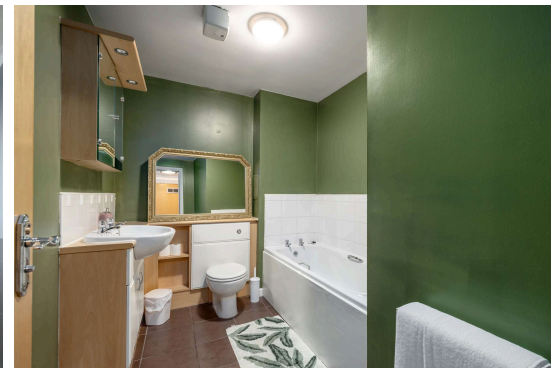
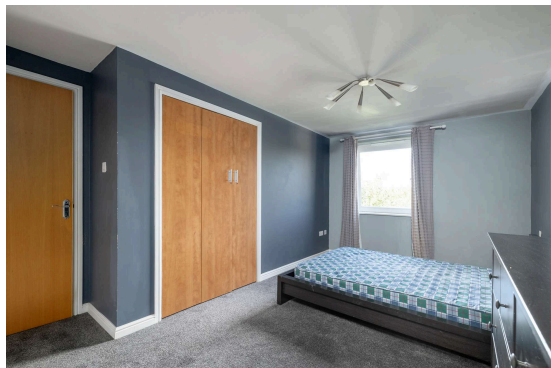
- Entrance hallway with storage
- Living room with access to private balcony
- Kitchen with integrated appliances
- Two generously sized double bedrooms
- Bathroom with three piece suite and mains shower over bath
- Gas central heating and double glazing
- Residents gym
- Communal gardens & undercroft residents parking with allocated parking space

**Council Tax Band: D**

**Tenure: Freehold**

**Monthly Service Charge: £200**

**Shared Ownership: N**





## Fifth Floor Flat

Blair Cadell are delighted to present this superb two-bedroom property, ideally located within walking distance to local amenities and offering easy access to the city centre. Perfect for first-time buyers, young professionals or downsizers, this property boasts a comfortable living space close to excellent transport links.

The accommodation includes an entrance hallway with a handy storage cupboard, leading to a spacious living room featuring a striking glass brick wall and access to a private balcony. The kitchen is equipped with a range of wall and floor-mounted units, an electric hob and oven, as well as integrated appliances, all of which are included in the sale. There are two generously sized double bedrooms, one of which benefits from built-in wardrobes. The bathroom includes a three-piece suite with a mains shower over the bath. The property also benefits from gas central heating and double glazing throughout. Externally, there are well-maintained communal gardens, undercroft parking, with allocated parking space and access to a residents gym. There is a concierge within the development and the property is factored by James Gibb Factors with a monthly fee of approximately and covers building insurance and maintenance. **Please note no warranty is given for systems.**

Slateford is a sought-after residential area located to the southwest of the city centre, just a ten-minute drive from the city bypass, which provides swift access to the airport and the central belt motorway network. The city centre is easily accessible via regular public transport services, including bus, tram, and train, with Haymarket Station located nearby.

Local shopping options include the Edinburgh West Retail Park, 24-hour ASDA, Lidl, and a Sainsbury's superstore at Inglis Green. For fitness enthusiasts, there are a variety of nearby gyms, including Nuffield, PureGym, and additional facilities at Murrayfield Stadium. Other recreational options include Fountain Park, the Corn Exchange Village, and a wide range of outdoor spaces such as the Water of Leith Walkway, the Union Canal, and Saughton Park & Gardens, all within walking distance.

**Viewing By appointment 0131 337 1800**





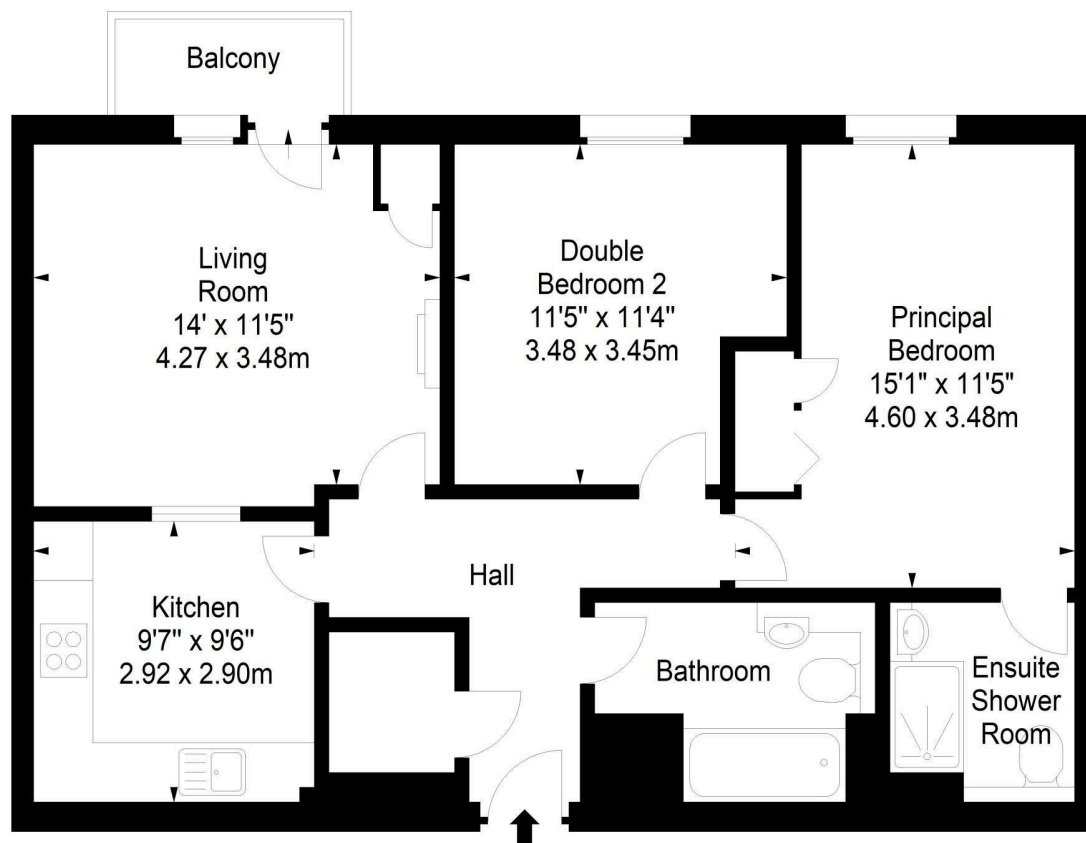




**Robertson Gait,  
Edinburgh, EH11 1HJ**



Approx. Gross Internal Area  
782 Sq Ft - 72.65 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Fifth Floor



Property Centre:  
1 Harrison Gardens  
Edinburgh EH11 3NA  
Tel: 0131 337 1800  
Fax: 0131 337 1118

DX ED 92, Edinburgh  
E-mail: [property@blaircadell.com](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)



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