



5/5 Sinclair Gardens, Edinburgh, EH11 1UU

Well-presented two-bedroom second floor flat with private parking close to excellent amenities

URQUHARTS
EDINBURGH



DESCRIPTION

5/5 Sinclair Gardens is a well-presented two-bedroom second floor flat, forming part of a modern development with private residents parking in the popular Gorgie area, neighbouring Slateford and Shandon. The location is superb with excellent local amenities, schools and universities and is a convenient distance from the city centre & surrounding areas.

Entrance hall with large storage cupboard; bright living room / dining room with Juliette balcony; fitted kitchen with wall and base units and integrated appliances; two good-sized double bedrooms, one with ensuite shower room; and bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Living room / dining room. Kitchen. Two double bedrooms (one ensuite). Bathroom.

Gas central heating. Double glazing. Landscaped communal grounds. Private residents allocated parking (one space) and further on street parking available nearby. The development is factored by Trinity Factors and there is an approx. monthly fee of £125 (including common buildings insurance).

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
 3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
 4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
 6. These particulars are not intended to nor will they form part of any contract.
 7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.

LOCATION

Sinclair Gardens is conveniently located approximately two miles west of Edinburgh city centre in the popular area of Gorgie, neighbouring Slateford and Shandon. There are excellent everyday amenities within the local area, together with larger supermarket shopping available at Sainsbury's and Aldi at nearby Gorgie Road, Lidl at Slateford Road, a 24hr Asda at Chesser, all within easy walking distance, as well as the new Edinburgh West Retail Park which includes a Marks & Spencer Food Hall. The Union Canal and Harrison Park are close by providing leisure opportunities for cyclists, walkers, and rowers to the Edinburgh Quay. Nearby Fountain Park offers further entertainment with gym, bowling alley, multiplex cinema, bars, and restaurants. The Gyle shopping centre is a few miles to the west and can be accessed easily by car or bus and offers a range of high street stores and eateries. Regular buses operate to and from the city centre and surrounding areas, and the City Bypass with links to the major motorway network, Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing are within easy reach. Haymarket and Slateford Train stations are within proximity.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

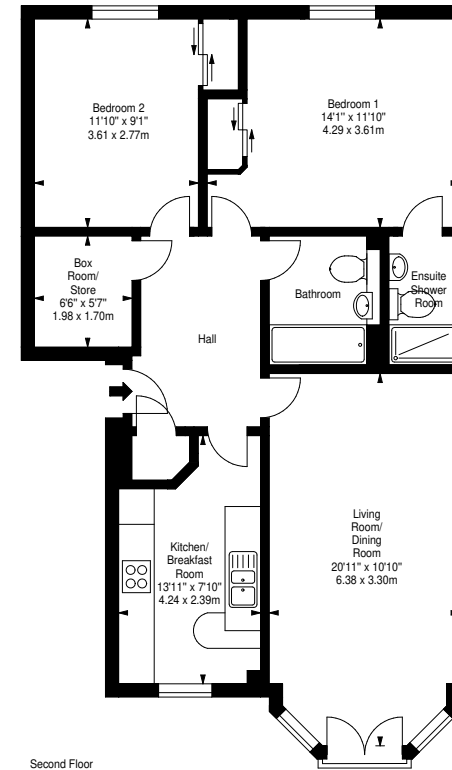
The property has a Council Tax Band **E**

The property has an Energy Rating Category **B**

Flat 5,
5 Sinclair Gardens,
Edinburgh,
Midlothian, EH11 1UU



Approx. Gross Internal Area
831 Sq Ft - 77.20 Sq M
For identification only. Not to scale.
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Second Floor

