

30 (flat 4) Sinclair Place, Shandon, Edinburgh, EH11 1AN





### Description

Particularly appealing two-bedroom first floor flat, forming part of a modern development with private residents parking in the popular Shandon area, neighbouring Slateford and Gorgie. The location is superb with excellent local amenities, schools and universities and is a convenient distance from the city centre and surrounding areas. This good sized flat would require some cosmetic upgrading but provides comfortable and light filled living space which represents an ideal home for an individual or couple.

- Hallway with cupboard
- Living room/dining room with bay window
- Kitchen
- Two double bedrooms both with fitted storage
- Bathroom consisting of a white suite with shower over bath
- Gas central heating and double glazing
- Secure entry system
- Allocated parking

### Factor

The development is managed by Trinity Factors for approx. £100 per month according to the vendor. This includes maintenance of communal areas and block buildings insurance.

### Extras

The fitted carpets, oven, hob, cooker hood, washing machine and fridge/freezer are included. Other items are available by separate negotiation.

EPC Rating: C





### Location

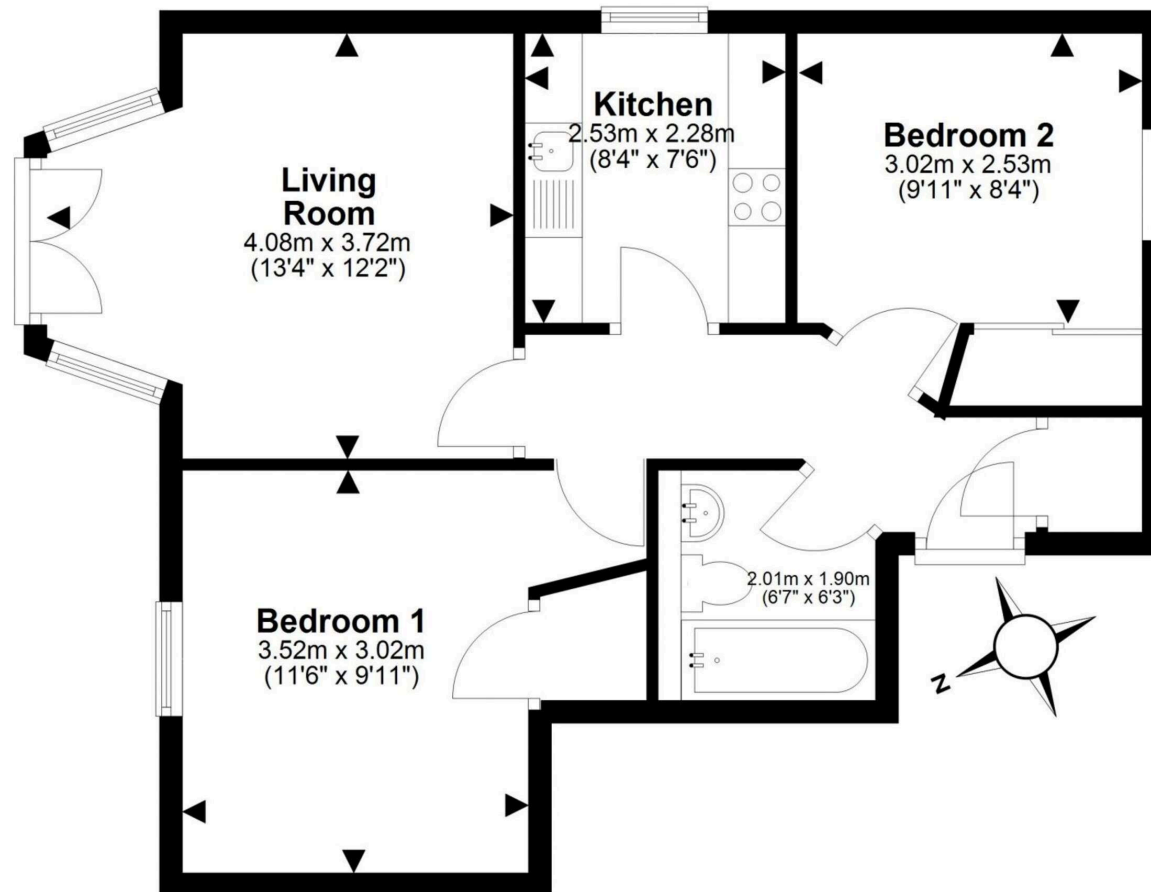
Sinclair Place is conveniently located approximately two miles west of Edinburgh city centre in the popular area of Shandon, neighbouring Slateford and Gorgie. There are excellent everyday amenities within the local area, together with larger supermarket shopping available at Sainsbury's and Aldi at 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.

### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



## Ground Floor



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.  
Plan produced using PlanUp.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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