

**31/4 Sinclair Place
Edinburgh EH11 1AN**

Offers Over £240,000

- Bay window living/dining room with French doors to Juliet balcony
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and appliances which are included in sale
- Two double bedrooms with master featuring en-suite
- Bathroom fitted with three-piece suite
- Gas central heating and double glazing
- Communal gardens
- Allocated parking space



1



2



1



EPC C



Ground Floor Flat

Blair Cadell offer to market this immaculate ground floor two bed flat. The property is in turn key condition and is ideally placed for easy access to the city centre and further afield and will appeal to many.

The accommodation comprises of a large living/dining room with French doors to a Juliet balcony bathing the room in natural light making it perfect for evening relaxing with friends and family. A breakfasting kitchen with a range of wall and floor mounted units, breakfast bar for meals on the go, gas hob and electric oven, white goods and integrated appliances all included in the sale. Two double bedrooms both with fitted wardrobes with the master featuring an en-suite with a walk in shower. A family bathroom fitted with a three-piece suite. Gas central heating and double glazing throughout the property for maximum efficiency. Well kept communal gardens and an allocated parking space.*No warranties given for systems or appliances*

Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by a frequent bus service that runs close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools that include the popular Craiglockhart Primary, Boroughmuir and George Watsons College. Shopping can be found at the Edinburgh West Retail Park, a 24 Hr ASDA, Sainsbury's superstore plus Lidl and Aldi stores. The area boasts a wide variety of recreational facilities that include Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre and Fountain Park Leisure Complex which has a range of restaurants, cinema and a Nuffield health centre as well.

Viewing by appointment on 0131 337 1800

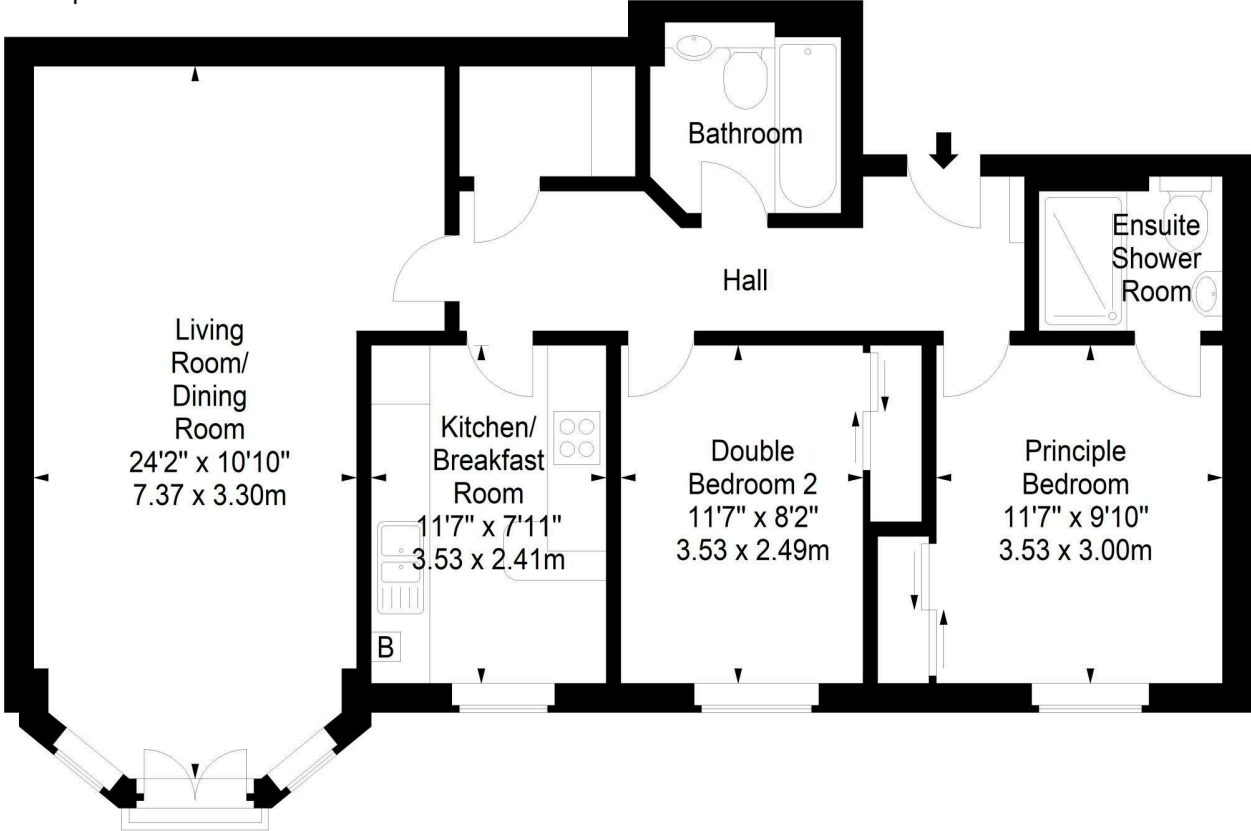




**Sinclair Place,
Edinburgh, EH11 1AN**



Approx. Gross Internal Area
839 Sq Ft - 77.94 Sq M
For identification only. Not to scale.
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Ground Floor



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