

1/3 Sinclair Gardens Edinburgh EH11 1UU

Offers Over £250,000

- Bay window living/dining room featuring French doors to Juliet balcony
- Galley kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven, integrated appliances and white goods included
- Two double bedrooms with master featuring en-suite
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing
- Well kept communal garden

Council Tax Band: E

Tenure: Freehold

Annual Service Charge: £900

Shared Ownership: No



1



2



2



EPC B



First Floor Flat

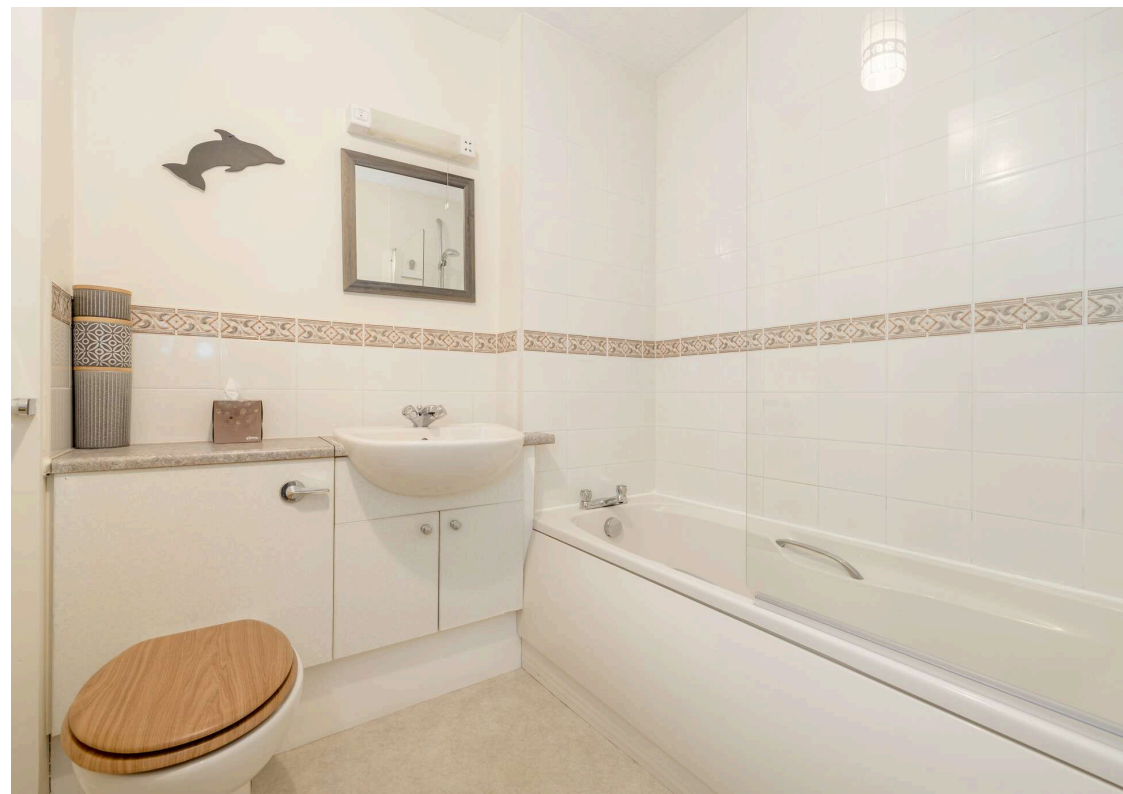
Blair Cadell is delighted to bring to market this immaculate two-bedroom first floor flat, presented in true turn-key condition. Ideally located for convenient access to Edinburgh's city centre and beyond, this stylish property will appeal to a wide range of buyers including first-time buyers, professionals, and downsizers.

Accommodation comprises of a bright and spacious living/dining room with French doors opening to a Juliet balcony, flooding the space with natural light – ideal for relaxing or entertaining in the evenings. A well-appointed galley kitchen featuring a range of wall and base units, gas hob, electric oven, integrated appliances, and white goods – all included in the sale. Two generous double bedrooms, both with fitted wardrobes; the master bedroom benefits from an en-suite shower room with a walk-in shower. A stylish family bathroom complete with a three-piece suite and mains-powered shower over the bath. Gas central heating and double glazing throughout ensure comfort and energy efficiency year-round. Additional features include beautifully maintained communal gardens, an allocated parking space, and access to a secure bike store. The property is factored by Trinity Factors with an approximate annual fee of £900 which covers building's insurance and maintenance.

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

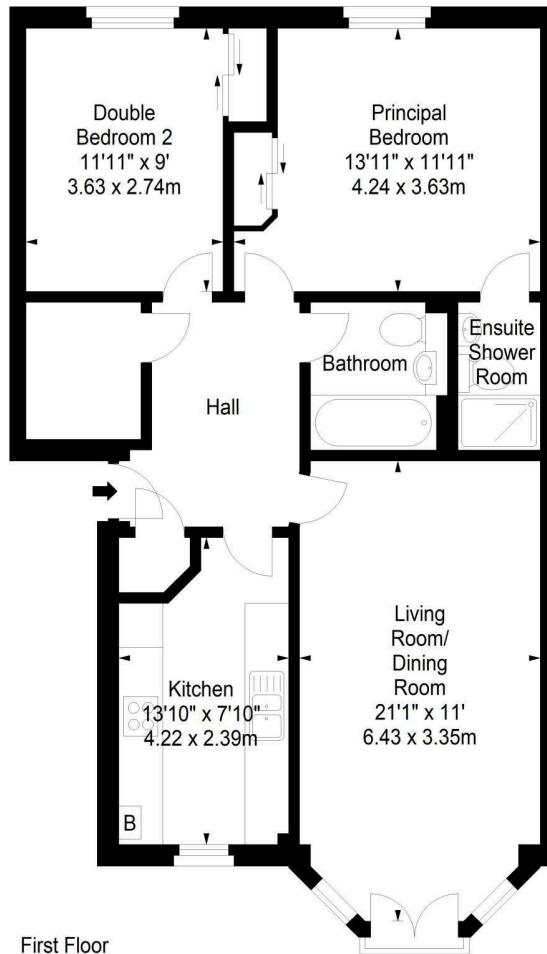
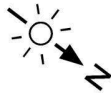




Sinclair Gardens,
Edinburgh,
Midlothian, EH11 1UU



Approx. Gross Internal Area
823 Sq Ft - 76.46 Sq M
For identification only. Not to scale.
© SquareFoot 2025



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
www.blaircadell.com



rightmove

OnTheMarket

BlairCadell
solicitors + estate agents