



6/2 Sinclair Place
Edinburgh, EH11 1AG

A

"6/2 Sinclair Place is a charming, large bright two-bedroom ground floor flat"

- SECURE DOOR ENTRY SYSTEM
- WELL MAINTAINED STAIRWELL
- HALLWAY
- LIVING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ALLOCATED PARKING SPACE
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





LOCATION

The Gorgie district of Edinburgh is ideally placed for access to the main commercial and financial heart of the city. Areas close by include Dalry, Haymarket and Murrayfield.

Local shops on Gorgie Road offer a comprehensive range of services and other amenities including Sainsbury's, banking, Post Office facilities, dentists and doctors. Leisure and recreational opportunities nearby include Saughton Public Park, Tynecastle Football Stadium and Fountain Park Entertainment Centre which include a cinema, Gym, Soft Play Centre as well as various restaurants. Schooling is available locally from nursery to senior level with Napier University close by for the more mature student.

Excellent public transport links provide easy, quick access to the City Centre and beyond. The Edinburgh City Bypass, Edinburgh International Airport, the Forth Road Bridge and the major A1 motorway networks are all easily accessible by car.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



DESCRIPTION

6/2 Sinclair Place is a charming, large bright two-bedroom ground floor flat, occupying prime position within this exclusive modern development boasting lovely landscaped garden grounds. The flat is well positioned and within extremely easy reach of all city centre amenities, plus has the advantage of a private allocated parking space.

The accommodation which is well presented and tastefully decorated and ready to move into comprises: reception hall; spacious south/west facing living/dining area, separate fitted kitchen with floor and wall mounted units and appliances which include integrated gas oven and hob; two spacious double bedrooms both of which having built-in mirrored wardrobes and a stylish shower room.

Further benefits include secure door entry system, gas central heating and double glazing.

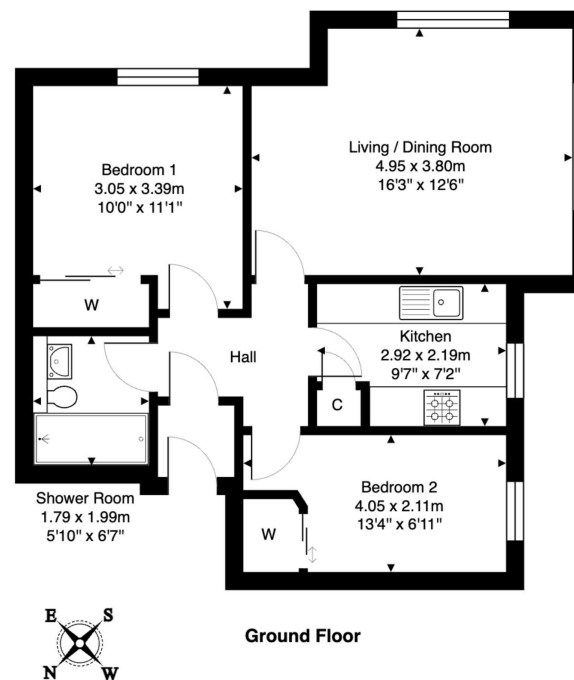
EPC RATING

The energy efficiency rating for this property is band C.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



6/2 Sinclair Place, Edinburgh, EH11 1AG



Ground Floor

Total Area: 56.0 m² ... 602 ft²

All measurements are approximate and for display purposes only.

A ANNAN
SOLICITORS & ESTATE AGENTS

266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk

ēspc

zoopla

OnTheMarket

rightmove

Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565