



Solicitors & Estate Agents



Offers Over

**£240,000**

## 2/1 Sinclair Close

Shandon | Edinburgh | EH11 1US

Set within a quiet modern development in the ever-popular Shandon district of Edinburgh, this attractive ground floor flat offers spacious and well-presented accommodation close to excellent shops, amenities, and regular transport links. With well-proportioned rooms, allocated parking, and neatly maintained communal grounds, the property will appeal to a wide range of buyers, including professionals, first-time purchasers, and those seeking to downsize.

 2 Bedrooms

 1 Public Room

 2 Bathrooms

 Allocated Parking

 Communal Gardens

 EPC Rating – C

 Council Tax Band - D



## Description

The accommodation is accessed via a welcoming hallway, which benefits from useful storage. To the front, a bright and generously sized reception room is enhanced by a triple window formation, fitted carpet, and ample space for a dining table and chairs. The separate kitchen is well equipped with an excellent range of wooden wall and base units, integrated appliances, and a breakfast bar, creating both practicality and convenience. The principal bedroom is a comfortable double, complete with mirror-fronted built-in wardrobes and a private en suite shower room. A second well-proportioned double bedroom, also with built-in mirrored storage, enjoys a pleasant courtyard aspect. The main bathroom is fitted with a modern three-piece white suite, including a shower over the bath.

Factored by Trinity Factors - approx. £1000 annually, which includes: communal cleaning and grounds, electricity, general repairs, buildings insurance, ground maintenance and pest control.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Parking

Externally, the property is surrounded by well-kept communal garden grounds, landscaped with mature planting. Residents benefit from allocated parking within the development, as well as access to bin and recycling stores.

## Viewing

Please contact Neilsons on 0131 625 2222.



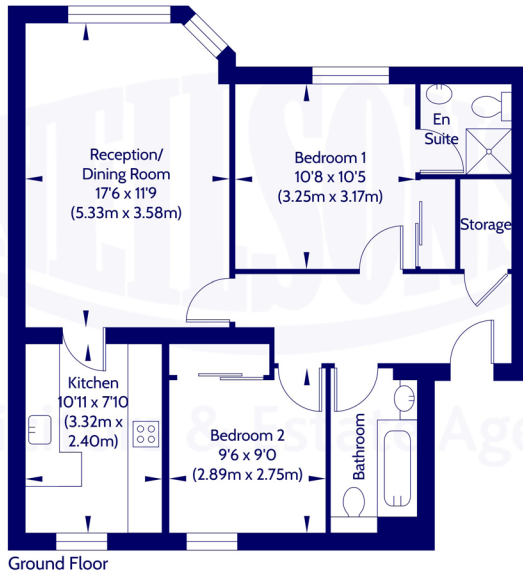


## Location

Shandon is an extremely popular and sought after district 2 miles west of the city centre. The area is well served by local specialist retailers for day to day needs, together with a choice of supermarkets including ASDA and Sainsbury's. The local public transport system links the area with the city centre and surrounding districts and Slateford Railway Station is nearby. Good schooling at all levels is provided locally including some of Edinburgh's Merchant schools. Leisure and recreational facilities abound and include Harrison Park, Union canal, Craiglockhart Tennis and Sports Centre, Kingsknowe Golf Course and Dalry Swim Centre together with ease of access to the city's world famous galleries, cinemas, theatres and museums. The property is well placed for access to Gogarburn, Edinburgh Park, the Western Approach Road, City By-Pass, national motorway network, Forth Road Bridge and Edinburgh International Airport.



Approx. Gross Internal Floor Area 66 Sq M / 706 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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