



CLANCYS

clancys-solicitors.co.uk

27/8 Sinclair Place,

Edinburgh, EH11 1AN



1



2



2



B



FREEHOLD

Description

Clancy's Solicitors & Estate Agents are delighted to present this bright and spacious two-bedroom second floor apartment in a sought-after residential development only a very short distance from excellent amenities and great transport links into the City Centre and further afield. This lovely property sits in a prime elevated position and attracts an abundance of natural light. Entered via a secure common entry system, the accommodation comprises a large welcoming entrance hallway, lounge, kitchen and two double bedrooms. The spacious lounge with French doors opening to a Juliet balcony provides a great space for both relaxation and dining. The wide galley kitchen has a good range of floor and wall units with integrated gas hob, electric oven, washer dryer, fridge freezer, and a breakfast bar. Large built-in wardrobes feature within each bedroom and the main bedroom comes complete with an ensuite shower room. A modern family bathroom completes the accommodation. The property also benefits from gas central heating, double glazing, good storage facilities, shared communal gardens, secure cycle store, and an allocated parking space.

Factoring

The development is managed by Trinity Factors, 209/211 Bruntsfield Place, Edinburgh EH10 4DH. An annual fee of approx. £1,320 is payable, this can be paid in instalments. This covers the upkeep of the communal areas and includes block building Insurance. Please refer to the home report for more information.

Location

The Gorgie district of Edinburgh is ideally placed for access to the main commercial and financial heart of the city. The local area hosts a comprehensive range of services and amenities including a Post Office, dentists, doctors and a gym. For shopping, a Sainsbury's superstore, Aldi and Lidl stores are all just a few minutes' walk away with a 24-hour Asda superstore at New Mart Road and a Marks and Spencer Foodhall and other outlets at Edinburgh West Retail Park, off Chesser Avenue. Leisure and recreational opportunities nearby include Saughton Public Park, Carrick Knowe Golf Course, Edinburgh Zoo, Murrayfield Stadium and Fountain Park Leisure Complex. Schooling is available locally from nursery to senior level, with Heriot Watt University and all Napier University campuses easily accessible for students. Excellent tram and 24-hour bus services provide easy access to the City Centre, airport and beyond, whilst the City Bypass and motorway networks are easily reached by car and Haymarket Station is within easy walking distance.

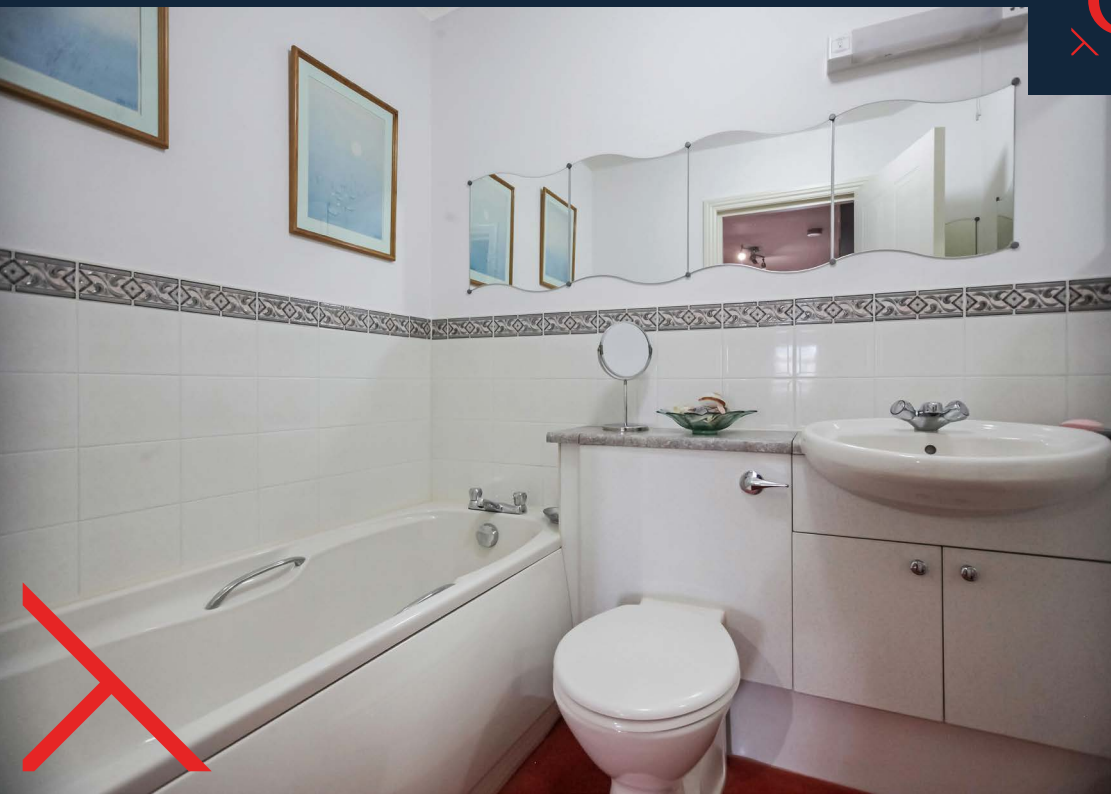
Extras

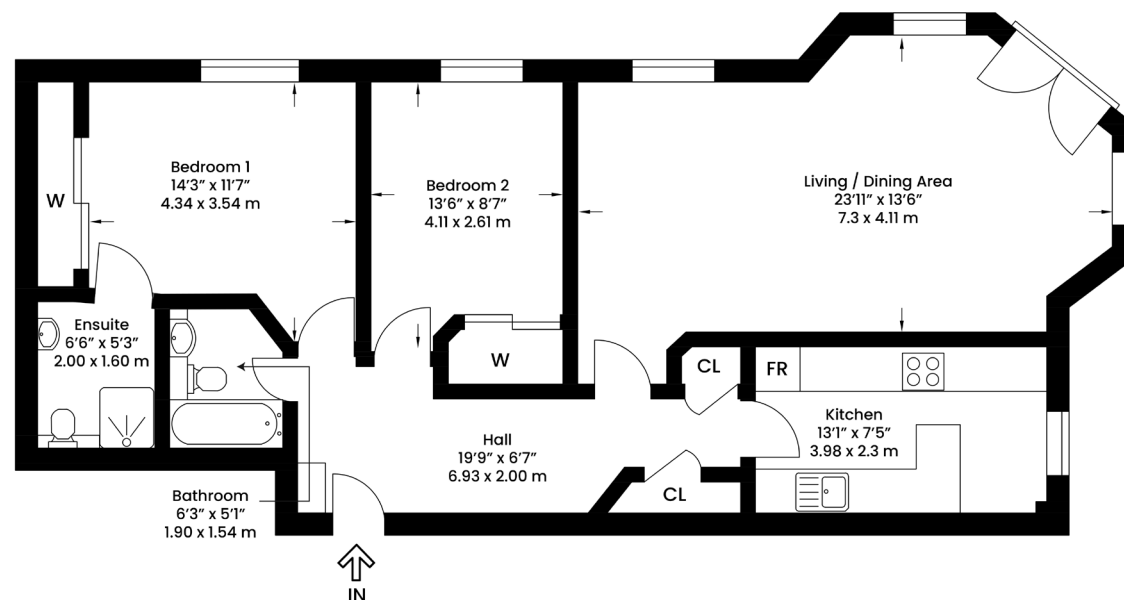
All fitted floor coverings, window blinds, and integrated appliances in the kitchen.

Features

- Entrance hall
- Lounge/Dining room
- Kitchen
- 2 Bedrooms
- 2 Bathrooms
- Gas central heating
- Double glazing
- Good storage facilities
- Communal garden grounds
- Allocated parking space
- EPC rating - B
- Council Tax Band - E
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

VistaBee 2025

T 0131 337 7771 E info@clancys-solicitors.co.uk A 20-22 Torphichen Street, Edinburgh, EH3 8JB

DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

