



4/5 Sinclair Place
SHANDON | EDINBURGH | EH11 1AG


warners
solicitors & estate agents



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Exceptionally well presented 1st floor corner flat, forming part of a select modern development, located in a popular and convenient residential area, close to super amenities.

This excellent flat represents an ideal home for a single person, couple or small family or as an investment opportunity. The main living room is a very inviting and welcoming space, large enough to accommodate dining facilities with ease and with two sets of French windows with ornamental balconies which ensure an abundance of natural light. The kitchen is practical and well appointed and comes complete with a number of appliances included. Both bedrooms are comfortable doubles with mirror fronted wardrobes which provide excellent storage and reflected light and the accommodation is completed by a modern bathroom with white suite and shower. Further benefits on offer include gas central heating, double glazing, well maintained mutual grounds and a private allocated parking bay.

- Hall with useful storage cupboard
- Dual aspect living room/dining room
- Fitted kitchen
- 2 double bedrooms, both with mirror fronted wardrobes
- Bathroom with white suite and shower
- Gas central heating
- Double glazing
- Entry phone security system
- Well tended communal grounds
- Private allocated parking bay

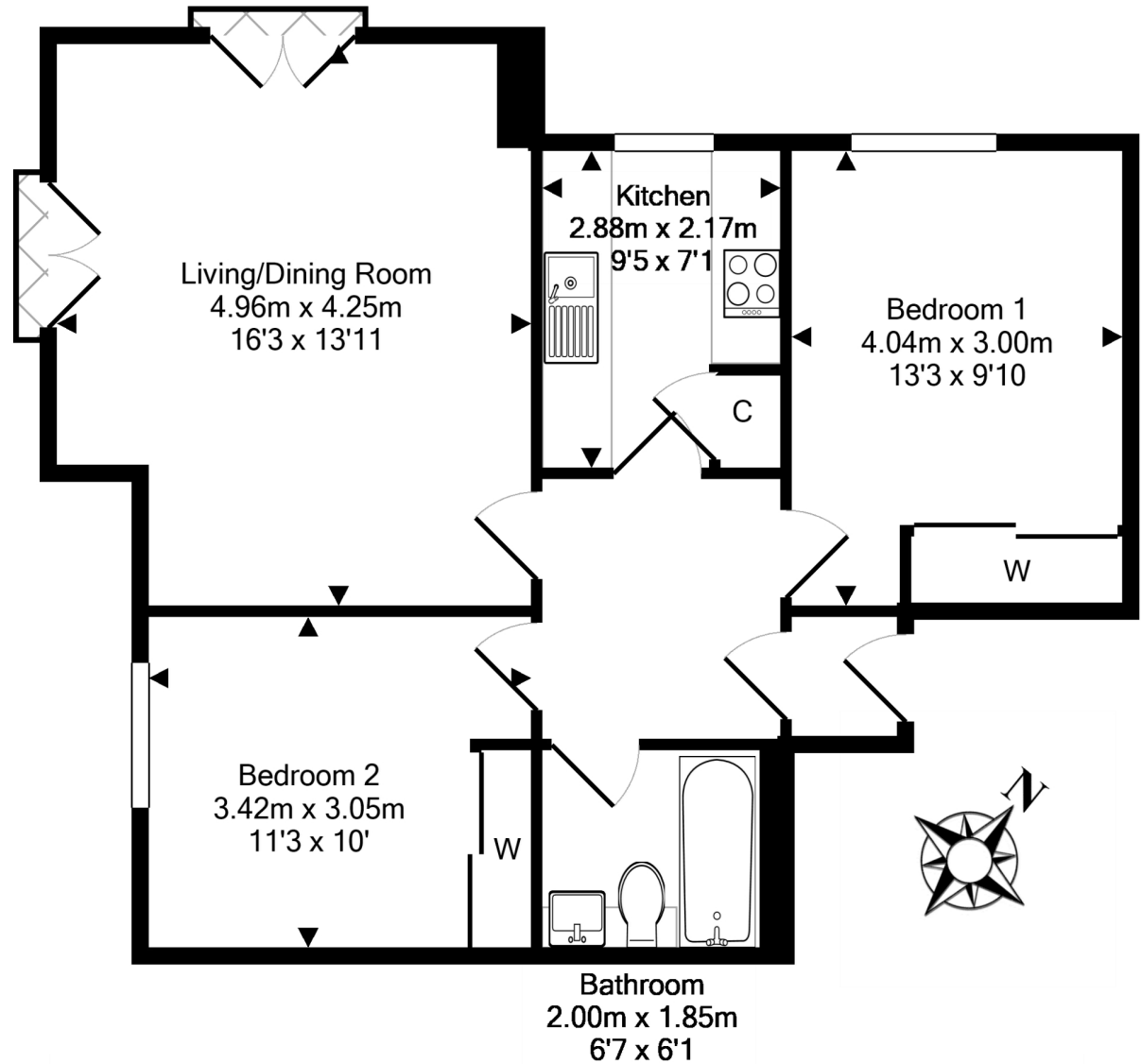
Extras: Carpets, blinds in kitchen, curtains in the lounge and the oven, hob and washing machine will be included. EPC Rating C

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The ever popular Shandon area of Edinburgh lies a short distance south of the city centre. The property is just a few minutes from all the amenities Shandon, Gorgie and Dalry have to offer. Leisurewise the choice is excellent and includes a number of bars and restaurants, with further facilities to be found at the impressive Fountain Park Leisure Complex. Nearby Harrison Park and the scenic walkways of the Union Canal provide further leisure opportunities. In an easterly direction the West End of Princes Street, Lothian Road and Tollcross can be easily reached. The flat is also well positioned for Edinburgh's financial and administrative centres and may consequently be of interest to the professional sector. Schooling is well represented from nursery to senior level, with Napier and Edinburgh Universities on hand for the more mature student. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport Haymarket railway station is a short journey away.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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