



5/5 Sinclair Place
GORGIE | EDINBURGH | EH11 1AG

warners
solicitors & estate agents



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Well-presented two-bedroom first floor flat within a modern landscaped development within walking distance of the West End and city centre. Entered via a secure entry phone system the well-maintained communal stair takes you up the first floor to the property. The hallway welcomes you and offers ample storage options and the spacious bay-windowed sitting room with a Juliet balcony and space for dining. The master bedroom boasts fitted mirrored wardrobes and en-suite shower room, and the second double bedroom also benefits from fitted wardrobes. The fully fitted kitchen currently comprises an integrated gas hob, electric oven and extractor hood, fridge freezer and washing machine and completing the accommodation is the bathroom with bath and WC. The property further benefits from gas central heating, double glazing and an allocated parking space.

- Bright and spacious flat with allocated parking
- Large sitting/dining room with Juliet balcony
- Master bedroom with fitted wardrobes and en-suite shower room
- Second double bedroom with fitted wardrobes
- Fitted kitchen with integrated appliances
- Bathroom
- Gas central heating & double glazing
- Secure bike storage

Energy Rating B. Council Tax Band E.

Factor fee of £807.79 per annum.

Included in the sale will be all curtains, the washing machine and fixtures and fittings.

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



The Gorgie district of Edinburgh is ideally placed for access to the main commercial and financial heart of the city. Local shops on Gorgie Road offer a comprehensive range of services and other amenities including banking, Post Office facilities, dentists and doctors. There is a large Asda supermarket at Newmart Road, a Marks and Spencer Foodhall and other outlets at Edinburgh West Retail Park off Chesser Avenue and a Sainsburys on nearby Westfield Road. 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 Napier University at Sighthill easily accessible for the more mature student. Excellent bus and tram services provide easy access to the City Centre and beyond, whilst the City Bypass, motorway networks and the airport are all easily reached by car.



