

COULTERS[©]

32/6 SINCLAIR PLACE

GORGIE, EDINBURGH, EH11 1AP

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Set within a modern residential development, this beautifully presented two-bedroom first floor flat offers bright and well-proportioned accommodation. The building is accessed via a secure entry system, and the property benefits from a particularly appealing position with excellent natural light.

KEY FEATURES



Bright and spacious first floor flat.



Beautifully bright bay windowed sitting room.



Well-maintained communal grounds.



Allocated parking space.



Short bus journey into the city centre.



Excellent selection of shops nearby.



EPC Rating - C



Council Tax Band - E



The property comprises: welcoming entrance hall with storage; spacious sitting and dining room featuring a lovely south-facing corner bay window, creating a bright and inviting focal point; fitted kitchen with a range of wall and base units and integrated appliances; two well-proportioned double bedrooms, both with built-in wardrobes, with the principal bedroom further benefiting from an en suite shower room; and a recently upgraded bathroom, finished with striking deep green tiling and traditional style sanitaryware. The property further benefits from double glazing and gas central heating.

Externally, there are well-maintained communal grounds surrounding the development plus a local park just outside the grounds, and the property comes with the added advantage of an allocated parking space.



THE LOCAL AREA

Located west of Edinburgh City Centre, Gorgie is a lively and cosmopolitan neighbourhood, perfect for first-time buyers and professionals. It offers easy access to recreational amenities like Fountain Park with a Cineworld Cinema, Genting Casino, Tenpin Bowling, and Nuffield Health Fitness. The nearby Union Canal offers scenic routes for walking, cycling, and running. Gorgie is known for its bustling coffee shops, independent retailers, pubs, and takeaways, with acclaimed restaurants a short distance down the road in Dalry.

Shopping needs can be met at a large Sainsbury's less than a five-minute walk away. The property is conveniently located for Heriot-Watt University and Edinburgh Napier University, with regular bus services to the City Centre. The City Bypass, Edinburgh Airport and M8 are all easily accessible.

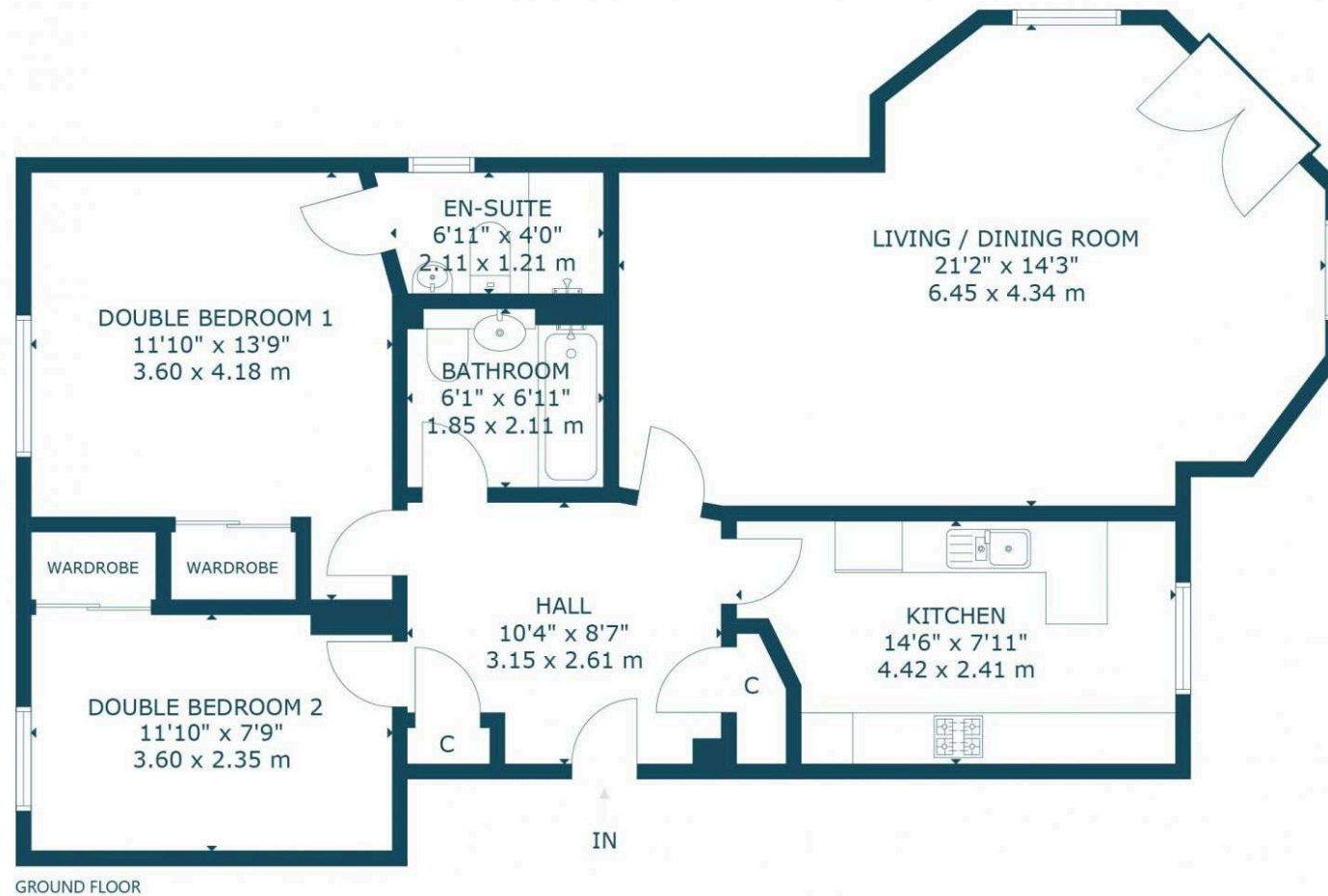
EXTRAS

All blinds, curtains, light fittings, fitted flooring and white goods are included in the sale price. The small shelf in Bedroom 1, by the window, is NOT included.

The factor for the development is Trinity factoring Services and the annual service charges are approximately £1,680 which includes buildings insurance.







GROUND FLOOR

32-6 SINCLAIR PLACE, EDINBURGH, EH11 1AP
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 850 SQ FT / 79 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.