



# 5/4 Sinclair Close

Edinburgh, EH11 1US



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86sqm

EPC

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**AS** Anderson  
Strathern

# 5/4 Sinclair Close

Edinburgh, EH11 1US

Set on the first floor of a modern low rise development, this well presented first floor flat offers bright, comfortable accommodation.

The layout has been arranged to make the most of the available space, beginning with a generous living and dining room that enjoys a warm northwest to southwest facing aspect. This provides natural light throughout the afternoon and evening, creating an inviting environment for both everyday living and entertaining. Its generous proportions offer flexibility for seating and dining areas, making it a welcoming central hub.

The adjoining modern kitchen also benefits from a west-facing window. It is fitted with a practical selection of wall and base units, along with useful worktop space that supports day to day meal preparation. Its position beside the living area allows for easy movement between the two spaces while still keeping cooking activity neatly contained.

The principal bedroom is a peaceful double with built in storage and a private ensuite shower room. Two further bedrooms offer welcome flexibility, with either room working well as a home office, study, or guest bedroom. A modern family bathroom serves the remainder of the property.

The flat enjoys the added convenience of an allocated parking space within short walking distance, as well as access to communal garden grounds that contribute to the attractive setting. Double glazing and a gas fired central heating system support comfort and efficiency throughout the year.

With its well-balanced layout, adaptable rooms, and bright first floor position, this property represents an appealing home for a range of purchasers, including first time buyers, downsizers, and those seeking a low maintenance base within the city.

## Property features

- Dual aspect living room
- Separate modern kitchen
- Built-in wardrobes
- Allocated parking spot
- Double glazing
- Gas central heating
- Excellent location



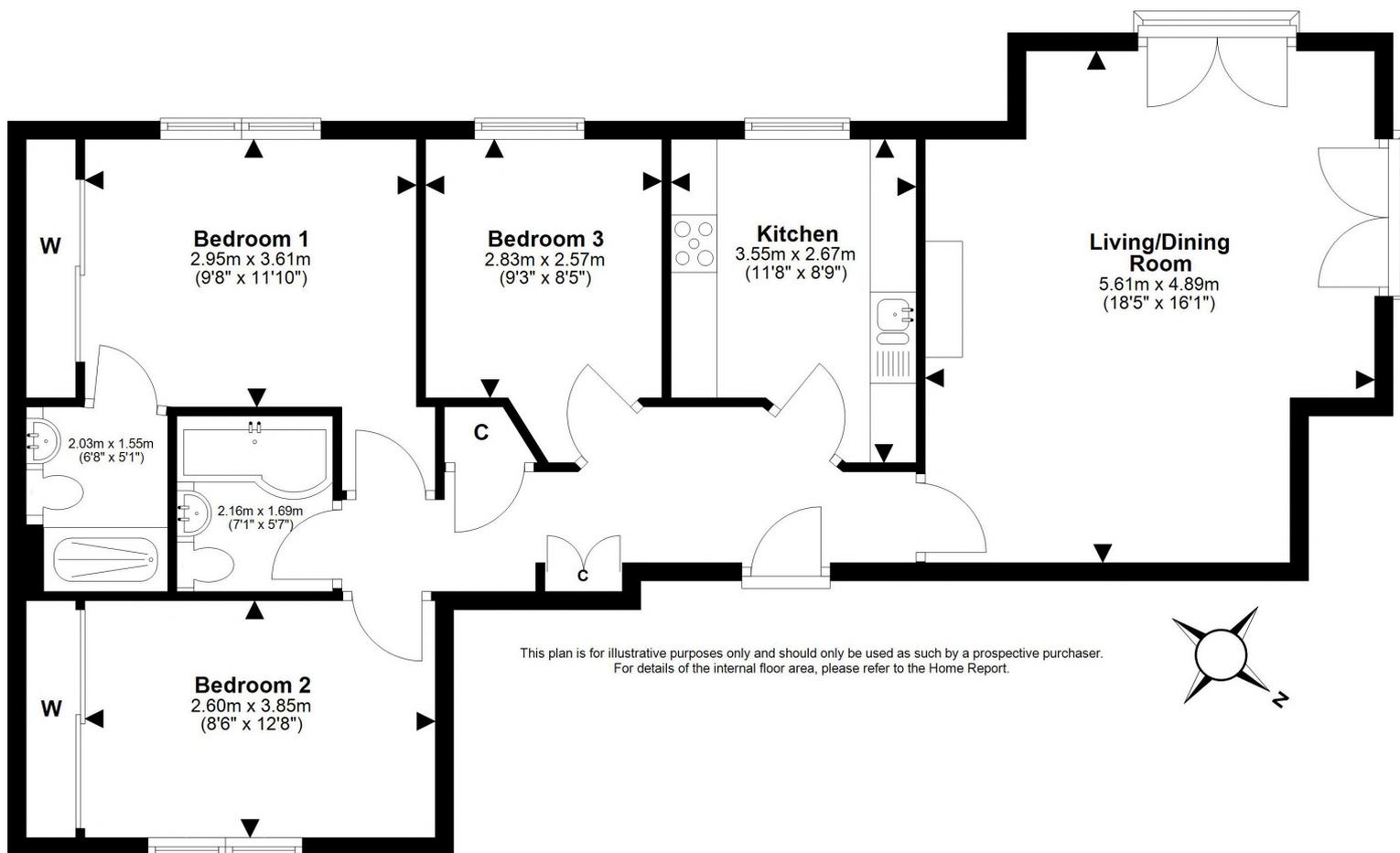




## Location

Dalry is a lively and well-established neighbourhood just west of Edinburgh's city centre, known for its welcoming community feel and excellent local amenities. The area offers a mix of traditional tenements, modern developments, and charming side streets, creating an appealing setting for a wide range of buyers. Residents enjoy an array of independent cafes, restaurants, and shops, while being only moments from Haymarket Station, providing superb rail, tram, and bus connections. Dalry's close proximity to the city centre, coupled with its quieter residential atmosphere, makes it an ideal location for those seeking convenience without compromising on comfort. With green spaces, gyms, and everyday essentials all within walking distance, Dalry continues to stand out as a highly desirable place to call home.





## Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band F

The block is factored by Trinity Factors at an approximate cost of £100pm, which includes buildings insurance, stair cleaning, and upkeep of common grounds.

Any offers should be submitted to [residential@andersonstrathern.co.uk](mailto:residential@andersonstrathern.co.uk)

## Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

**espc**

**Edinburgh**  
58 Morrison St  
EH3 8BP  
0131 270 7777

**Glasgow**  
50 George Sq  
G2 1EH  
0141 242 6060

**Haddington**  
14 Court St  
EH41 3JA  
01620 824 016

**Lerwick**  
Nordhus,  
Business Park  
ZE1 0LZ  
01595 695 262

**Kirkwall**  
N8 Laing  
Street  
KW15 1NW  
07484 906 800

**AS Anderson Strathern**  
[residential@andersonstrathern.co.uk](mailto:residential@andersonstrathern.co.uk)