



# 1/8 Sinclair Close

Shandon, Edinburgh, EH11 1US



VMH ESTATE AGENTS



## Superb 3rd floor flat with 2 bedrooms and open outlook, in a most convenient location

- Bright dual aspect sitting/dining room
- Well equipped kitchen
- Bedroom 1 with ensuite
- Further double bedroom
- Family bathroom with white suite
- Versatile box room/home office
- Quietly positioned in convenient location
- Allocated parking space
- Well-maintained factored grounds
- Gas central heating & double glazing



Offers Over:

**£250,000**



Further information can be found in the home report.

## About the Property

Offering bright and generously-proportioned accommodation extending to approximately 80sqm (863 sq ft), this spacious 3rd floor apartment with 2 double bedrooms enjoys an elevated position and corner aspect with excellent open outlooks, quietly positioned in the sought-after Shandon area.

The accommodation comprises of a bright and spacious dual aspect sitting/dining room with French doors and Juliet balconies. The principal bedroom is well-proportioned and enjoys the convenience of an ensuite shower room. There is a further double bedroom, a versatile boxroom providing extra storage or suitable as a home office and there is a family bathroom with a white suite.

Externally, the shared grounds are very well maintained, there is an allocated parking space and a bike store.

## Extras

All fitted floor coverings, living room curtains only, light fittings, integrated appliances - gas hob and oven, along with free standing - fridge/freezer, dishwasher & washing machine are included in the sale price. No warranties or guarantees will be given in relation to appliances.





## 📍 Location

Shandon lies a short distance to the southwest of Edinburgh's city centre. There is a good range of local amenities within the immediate area, for further larger shopping requirements Edinburgh West Retail Park at Chesser is close to hand. Recreational facilities include the green open space of Harrison Park, the Union Canal with direct access to the cycle network, Craiglockhart Sports Centre and Fountain Park with multiplex cinema, bars and restaurants.

The property is only a short distance from Haymarket and Slateford train stations and regular public transport runs to and from the city centre. The City Bypass is also easily accessible providing good links to the M8 and M9 motorway networks.



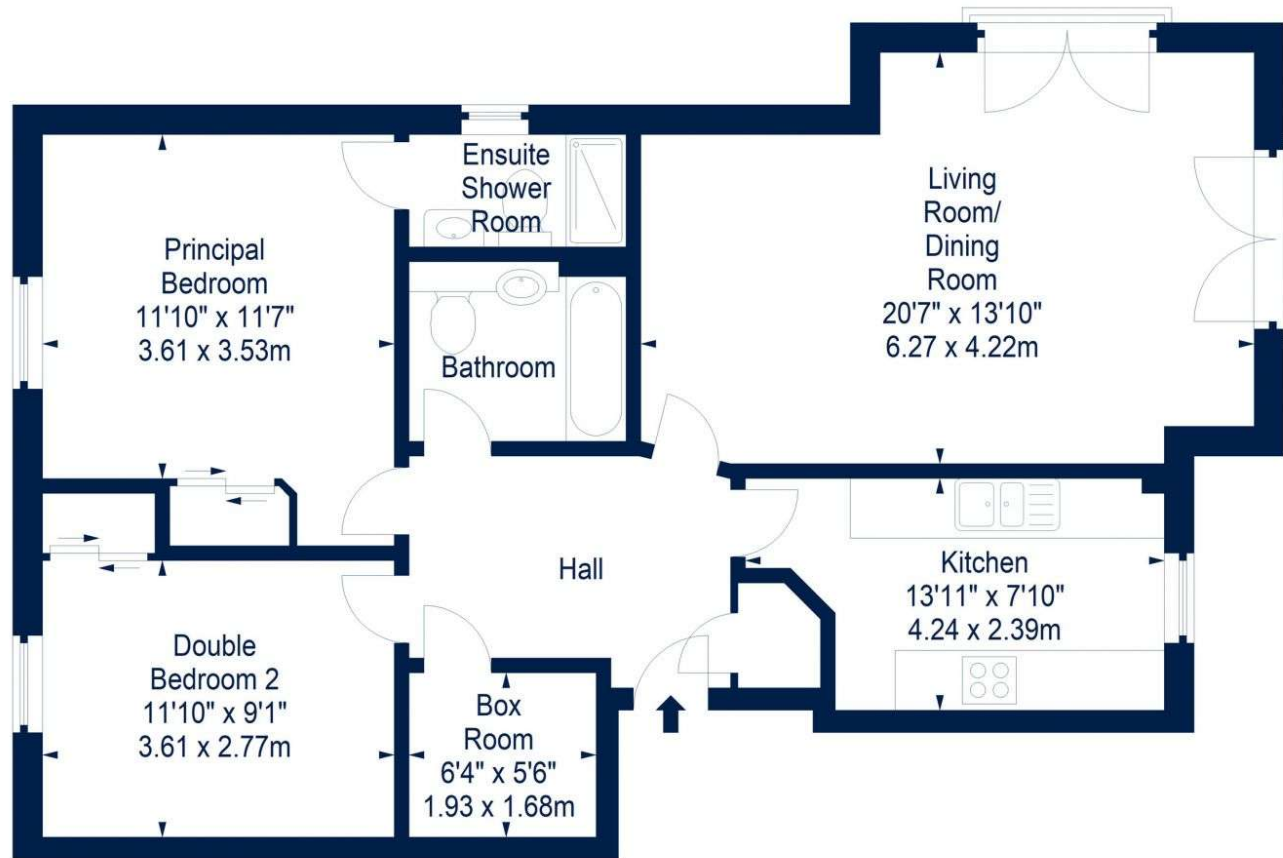
## 🏠 Management

The development is factored by Trinity Factors at approximately £110 per month, which includes block building insurance. Please note, a float of £300 is held upfront per property.



## Floor Plan

# 1 Flat 8 Sinclair Close, Edinburgh, EH11 1US



Fourth Floor



Flat - Approx. Gross Internal Area - 864 Sq Ft - 80.27 Sq M

For identification only. Not to scale. © SquareFoot 2026





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