



1/6 Sinclair Place
GORGIE | EDINBURGH | EH11 1AG

warners
solicitors & estate agents



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Spacious two-bedroom first floor flat that will appeal to first time buyers, professionals and investors. The property forms part of 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 to the property. The hallway with deep storage welcomes you to the property. The spacious bay-windowed sitting room with a Juliet balcony offers ample space for seating and dining. There are two double bedrooms, both benefitting from fitted wardrobes. The kitchen is fitted with floor and wall units with integrated, and space for, appliances, and completing the accommodation is the bathroom with vanity sink unit and shower over bath. The property further benefits from gas central heating, double glazing, and externally well kept common grounds and an allocated parking space.

- Bright and spacious flat with allocated parking
- Large sitting/dining room with Juliet balcony
- Fitted kitchen with space for, and integrated, appliances
- Two double bedrooms, both with fitted wardrobes
- Bathroom with shower over bath
- Gas central heating & double glazing
- Security entry system
- Well maintained communal grounds
- Allocated parking space

Fees payable to Trinity Factors approximately £108 per month.

Energy Rating C, Council Tax D

Property will be sold as seen with all fixtures, fittings and kitchen appliances included in the sale.

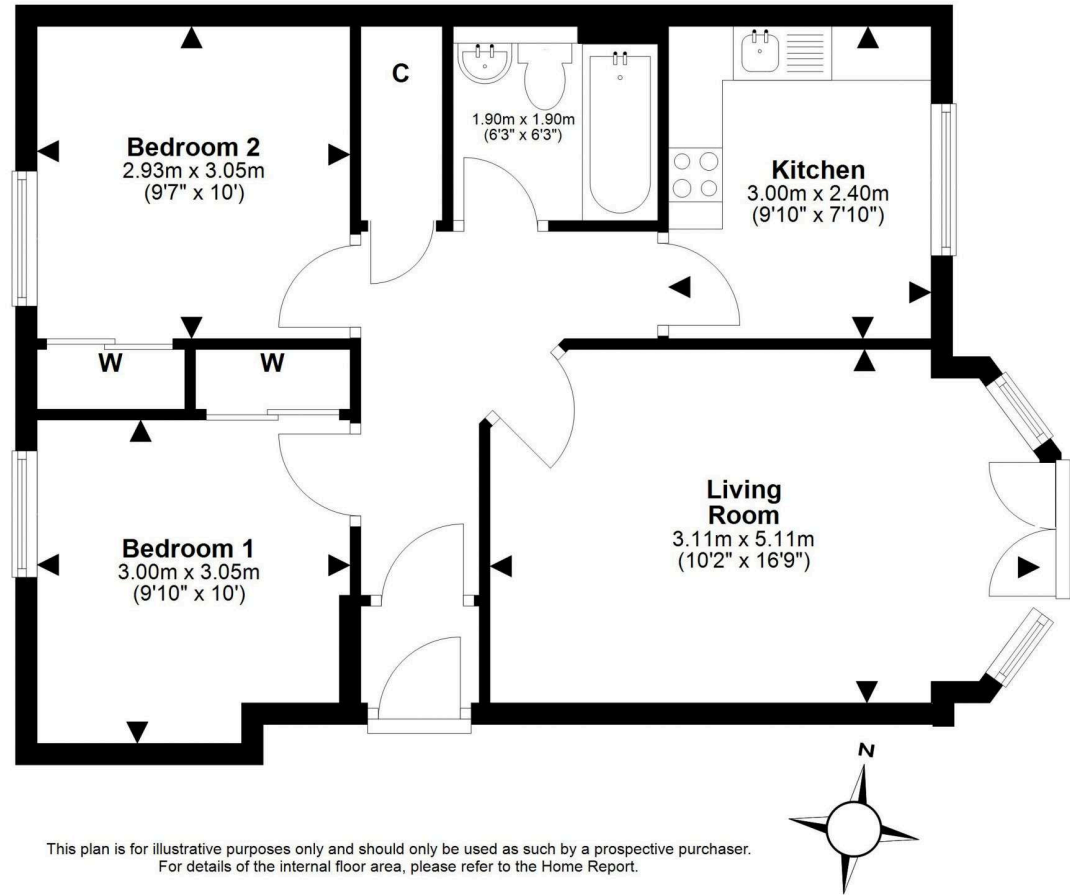


PRICE & VIEWING: Offers over £220,000. Please contact the team on www.warnersllp.com or call us on 0131 667 0232.



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.





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