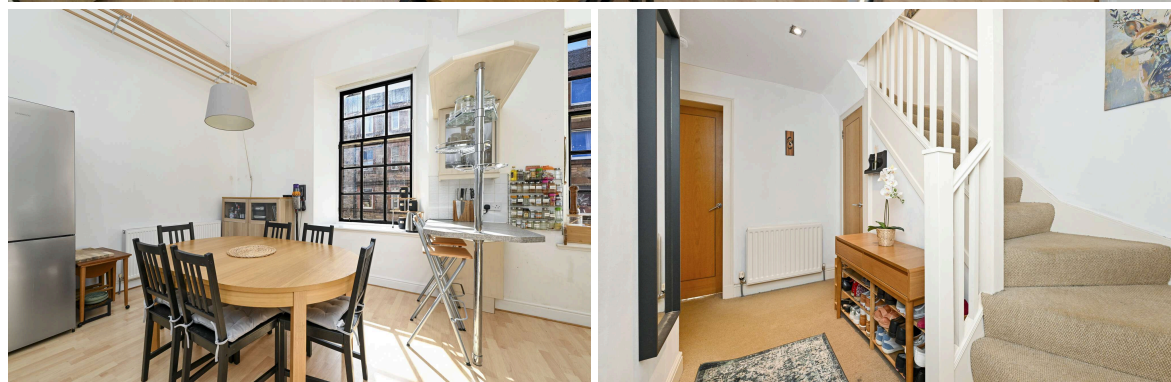
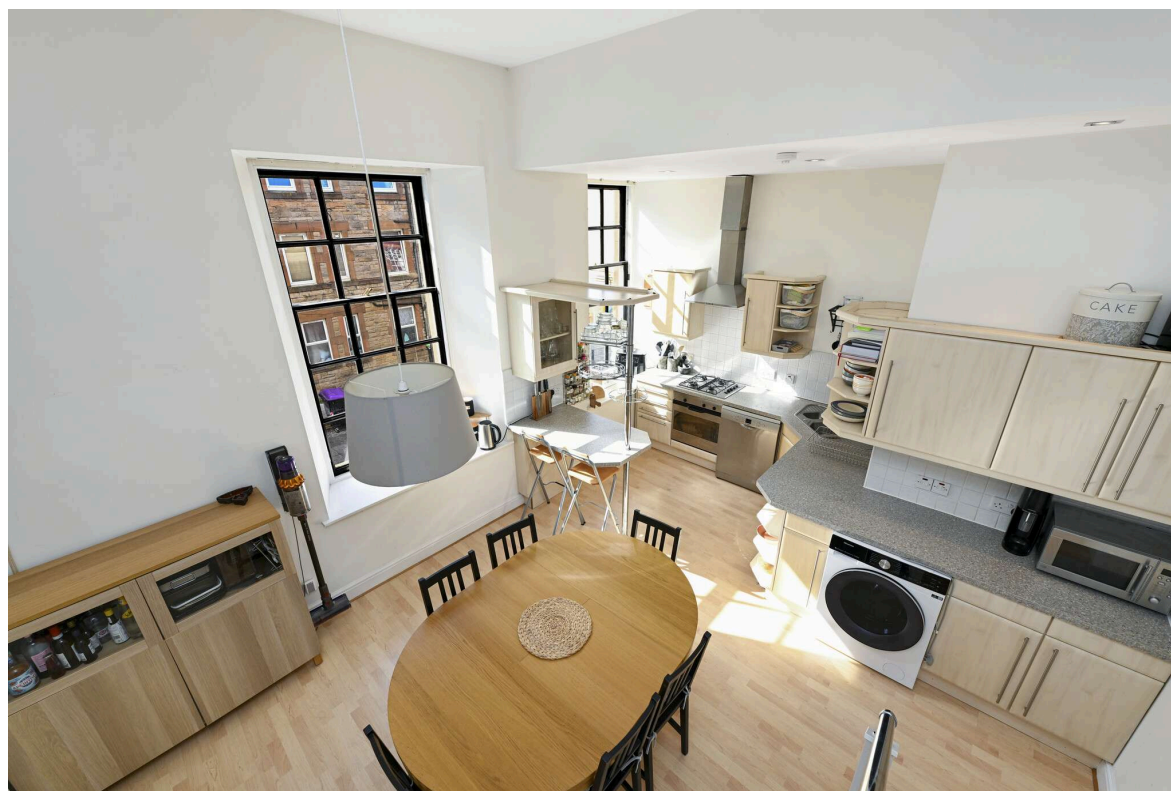




11 Sinclair Place
SHANDON | EDINBURGH | EH11 1AH


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11 Sinclair Place

SHANDON | EDINBURGH | EH11 1AH

This impressive terraced townhouse with its own private parking bay is set within a well-established and highly desirable modern development in Shandon.

Presented in true move-in condition, the property combines stylish design with a clever, versatile layout. The top floor is home to a bright and spacious lounge, filled with natural light and featuring glazed balustrades for a contemporary feel. From here, doors open onto a charming covered balcony, the perfect spot to enjoy outdoor living all year round.

A striking staircase leads down to the generous dining kitchen, beautifully appointed with modern wall and base units, coordinating worktops and splashbacks, display lighting, and a selection of integrated appliances. With two large windows flooding the room with light, this space offers an ideal setting for everyday family life or entertaining guests. The accommodation continues with a stylish master bedroom complete with en-suite shower room, two further well-proportioned bedrooms, and a modern family bathroom. A convenient cloakroom/WC, excellent built-in storage, gas central heating and double glazing further enhance this fantastic home.

Externally, the property benefits from its own private parking bay directly to the front, adding to the appeal of this superb townhouse in one of Edinburgh's most sought-after neighbourhoods.

- Prime Shandon location
- Bright top-floor lounge with balcony
- Spacious modern dining kitchen
- Three bedrooms, master en-suite
- Private front parking bay
- Move-in ready with great storage

Energy rating C, Council tax band F.

Extras included in this sale will be all fixtures and fittings, dishwasher, washing machine, fridge and oven.

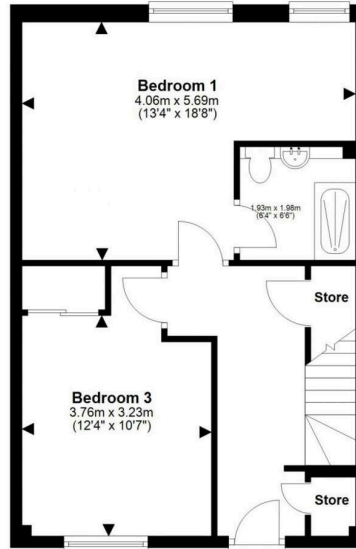
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



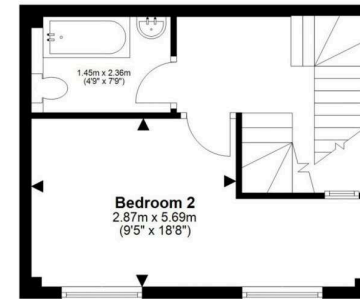
Factor: Trinity Factors 209 Bruntsfield Place, Edinburgh, EH10 4DH approx £350 quarterly.

Shandon is an ever popular area with a great community spirit, at the heart of which lies the green expanse of Harrison Park, where the locals can meet up to enjoy the gardens, children's play areas, football pitches and tree lined walkways. The Park is bordered by the Union Canal, which is a popular walking or cycling route into the City Centre. Local shops in the vicinity include Margiotta's Food and Wine store and Lidl, plus Sainsbury and Aldi in neighbouring Gorgie. Leisurewise the choice is excellent and includes a number of bars and restaurants with further facilities to be found at the impressive Fountain Park Leisure Complex. All the city centre attractions can be easily reached by way of regular bus services from the nearby main routes. Schooling is well represented from nursery to senior level, with Napier and Edinburgh Universities on hand for the more mature student. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport Haymarket railway station is a short journey away.

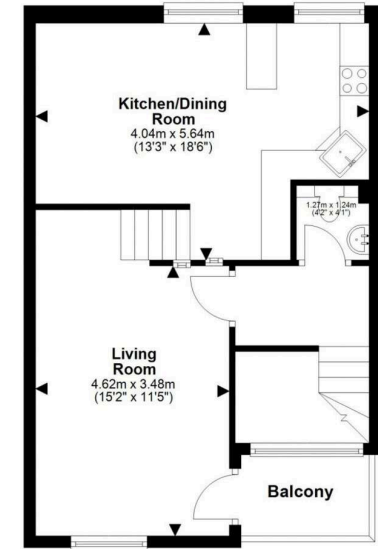




Ground Floor



First Floor



Second Floor

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.