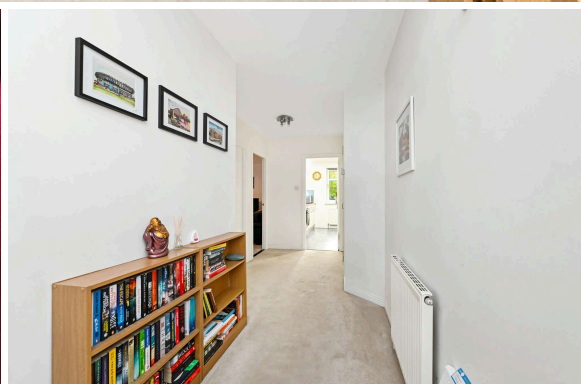




31/2 Sinclair Place, Gorgie
| EDINBURGH | EH11 1AN


warners
solicitors & estate agents



31/2 Sinclair Place, Gorgie

| EDINBURGH | EH11 1AN

Warners are delighted to offer to the market this particularly appealing two-bedroom ground floor flat, forming part of a modern development with private residents' parking. Ideally positioned close to neighbouring Slateford and Gorgie, the property benefits from an excellent range of local amenities, schools and universities, together with convenient transport links providing easy access to Edinburgh city centre and surrounding areas.

The property offers well-proportioned and light-filled accommodation, providing an ideal home for an individual, couple or buy-to-let investor. The accommodation comprises a welcoming entrance hallway with useful storage, a bright and spacious living room featuring a pleasant bay window and French doors, a well-appointed kitchen, two good-sized double bedrooms, both with fitted wardrobes, and a modern bathroom with shower over bath. Further benefits include gas central heating, double glazing and private residents' parking.

- Two-bedroom ground floor flat
- Bright and spacious living room
- Modern fitted kitchen
- Two double bedrooms with fitted wardrobes, main bedroom with en-suite
- Private residents' parking
- Popular Gorgie location with excellent amenities and transport links

Council tax E. Energy Rating C

Factor - approx £120 per month, Trinity factoring services ltd

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



All fixtures, fittings, integrated kitchen appliances, curtains, blinds, washing machine, dishwasher, fridge, dining table, chairs, TV stand, wardrobes, various drawers & bookshelves will be included in the sale.

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.

