

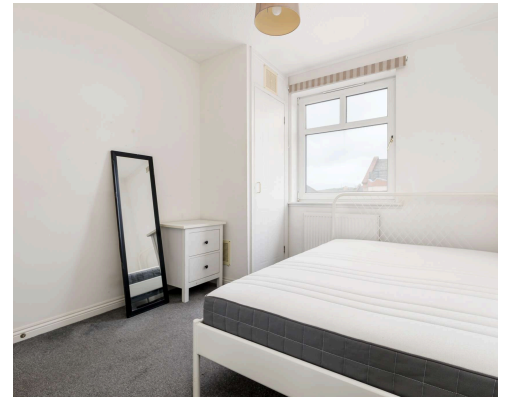
SLATEFORD

FLAT 10, 20 SINCLAIR PLACE  
EH11 1AH



EPC RATING: C

OFFERS OVER £195,000



## MODERN TWO BED THIRD FLOOR FLAT WITH BALCONY ON POPULAR GORGIE DEVELOPMENT

Sandwiched between Gorgie and Slateford Roads is this sought after development which is perfect for first time buyers, professionals, students, young families or investors. The spacious accommodation comprises of a lounge/diner with access to a private terrace and doors to a fully fitted kitchen with a good range of units & appliances, two similar sized double bedrooms and a bathroom. As an added bonus, there is an allocated parking space and well maintained communal gardens. There are a wealth of amenities nearby including shops, coffee shops, bars, gyms & leisure facilities, together with excellent transport links both into and out of the city centre. Heriot Watt & Napier Universities are also both just a short bus ride away.

### VIEWING

Sun 2-4pm or pls call 0131 4466850

### PROPERTY DESCRIPTION

- Vestibule leading to hallway with great storage cupboard
- Bright living/dining room with French doors to a private terrace with far reaching views and doors to:
- Well fitted kitchen with good range of units & appliances
- Two similar sized double bedrooms both with fitted wardrobes
- Bathroom with bath with shower over, fitted vanity sink unit & WC
- Gas central heating from combi boiler
- Upvc double glazed windows
- Areas of well maintained communal garden ground
- Single allocated parking space
- Development managed by Trinity for a fee of £125 pcm to cover maintenance of the building & grounds and block buildings insurance

### AREA

The popular area of Gorgie is located to the west of the city and has a wide range of retail outlets, including Sainsbury, Aldi, Asda & M&S Simply Food, together with great social & recreational amenities. Nearby Gyle Shopping Centre also provides a wider range of shops. There are good local gyms on your doorstep and Fountainpark leisure complex is located only a short distance away, providing a health & fitness centre, multi-screen cinema and many bars & restaurants. Local recreational facilities also include Carrick Knowe Golf Course, Saughton Park, the Water of Leith and Murrayfield Stadium. The city centre is easily accessible by bus or car, making it ideal for commuters and there is easy access to the city bypass

and the motorway network beyond. The property is in the catchment for Dalry & St Cuthbert's RC Primary Schools and Tynecastle & St Augustine's High Schools, and Heriot Watt & Napier Universities and Edinburgh College are all a short distance away.

### EXTRAS

The blinds/curtains, light fittings, gas hob, oven, extractor fan, integrated fridge freezer and washing machine are included in the sale.

### HOME REPORT VALUATION

£210,000

Living/dining room	13'1 x 10'1 (3.99 x 3.07m)
Kitchen	9'6 x 5'11 (2.90 x 1.80m)
Bedroom 1	11' x 9'6 (3.35 x 2.90m)
Bedroom 2	9'2 x 8'10 (2.79 x 2.69m)

### Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing. In order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

