



Offers Over
£275,000

5/2 Sinclair Close

Shandon | Edinburgh | EH11 1US

A most appealing ground floor apartment, forming part of a popular modern development and enjoying a superb central location in the capital's desirable Shandon area.

-  3 bedrooms
-  1 public room
-  2 bathrooms
-  Allocated parking space
-  Well-kept communal grounds
-  EPC rating – C
-  Council tax band- E



Description

The property has been well maintained and recently upgraded by the existing owner making it a superb investment or first home. There are frequent transport links to the city centre on the doorstep and a wide variety of amenities within close proximity.

Internally the accommodation is well presented throughout and briefly comprises: extensive hallway with built-in storage cupboard, generously proportioned south and west facing reception/dining room with near floor to ceiling windows, carpeted floor and fresh neutral décor, stylish contemporary kitchen fitted with a range of white base and wall mounted units, complete with coordinated worktops, splash tiling and an assortment of integrated appliances, bright and spacious principal bedroom with fitted mirrored wardrobes and attractive, recently upgraded en-suite shower room, a further good sized double bedroom with fitted wardrobes, a smaller double which would work well as a home office/guest bed or nursery, and recently modernised family bathroom with counter top basin, WC, bath and tiling to walls.

The property further benefits from double glazing and a relatively new gas boiler.



Extras

All fitted carpets, light fittings, blinds, curtains, white goods and integrated appliances will be included.

Gardens, Parking and Factor

The property boasts attractive well-kept communal garden grounds, comprising well stocked planted beds, mature hedgerow and areas of lawn. The flat has its own allocated parking space, and the development is maintained by Trinity Factors at an annual cost of approximately £1465.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

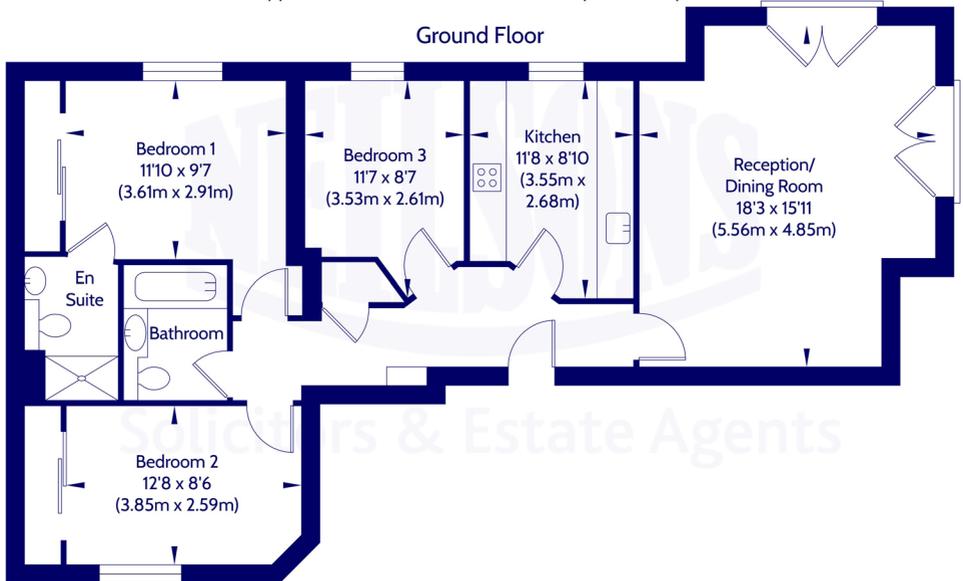
Shandon is an extremely popular and sought after district two miles west of the city centre. The area is well served by local specialist retailers for day to day needs, together with a choice of supermarkets including ASDA and Sainsbury's. The local public transport system links the area with the city centre and surrounding districts and Slateford Railway Station is nearby. Good schooling at all levels is provided locally including some of Edinburgh's Merchant schools.

Leisure and recreational facilities abound and include Harrison Park, Union canal, Craiglockhart Tennis and Sports Centre, Kingsknowe Golf Course and Dalry Swim Centre together with ease of access to the city's world famous galleries, cinemas, theatres and museums. The property is well placed for access to Gogarburn, Edinburgh Park, the Western Approach Road, City By-Pass, national motorway network, Forth Road Bridge and Edinburgh International Airport.





Approx. Gross Internal Floor Area 86 Sq M / 931 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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