



31/15 Sinclair Place
Edinburgh, EH11 1AN

Immaculate and modern interior
Modern Kitchen & Shower Room
Leafy Outlook
Designated parking space for 1 vehicle
EPC: Rating C
Council tax band: E

Ideal for first-time buyers, young professionals and more, this attractive two-bedroom third floor apartment is superbly positioned in the heart of Gorgie. The area is well connected to Edinburgh's city centre, making it ideal for commuters, while offering an excellent range of local amenities.

The property enjoys a pleasant elevated leafy outlook across the communal gardens and car park. At the heart of the home is the spacious and light-filled living/dining room, creating a wonderful space for relaxing or entertaining. A large bay window with French doors and a Paris-style balcony allows an abundance of natural light to fill the room while providing a pleasant outlook over the surroundings. The neutral décor throughout ensures the property is ready for a new owner to move in and personalise with ease. The kitchen has been re-fitted to provide a modern shaker style with a stylish splash back, under shelf lighting and breakfast bar. The modern Shower room has been re-fitted with large walk in shower, modern tile as well as a neutral white suite. Modern fittings such as the light up mirror and rainfall shower.

Accommodation in summary:

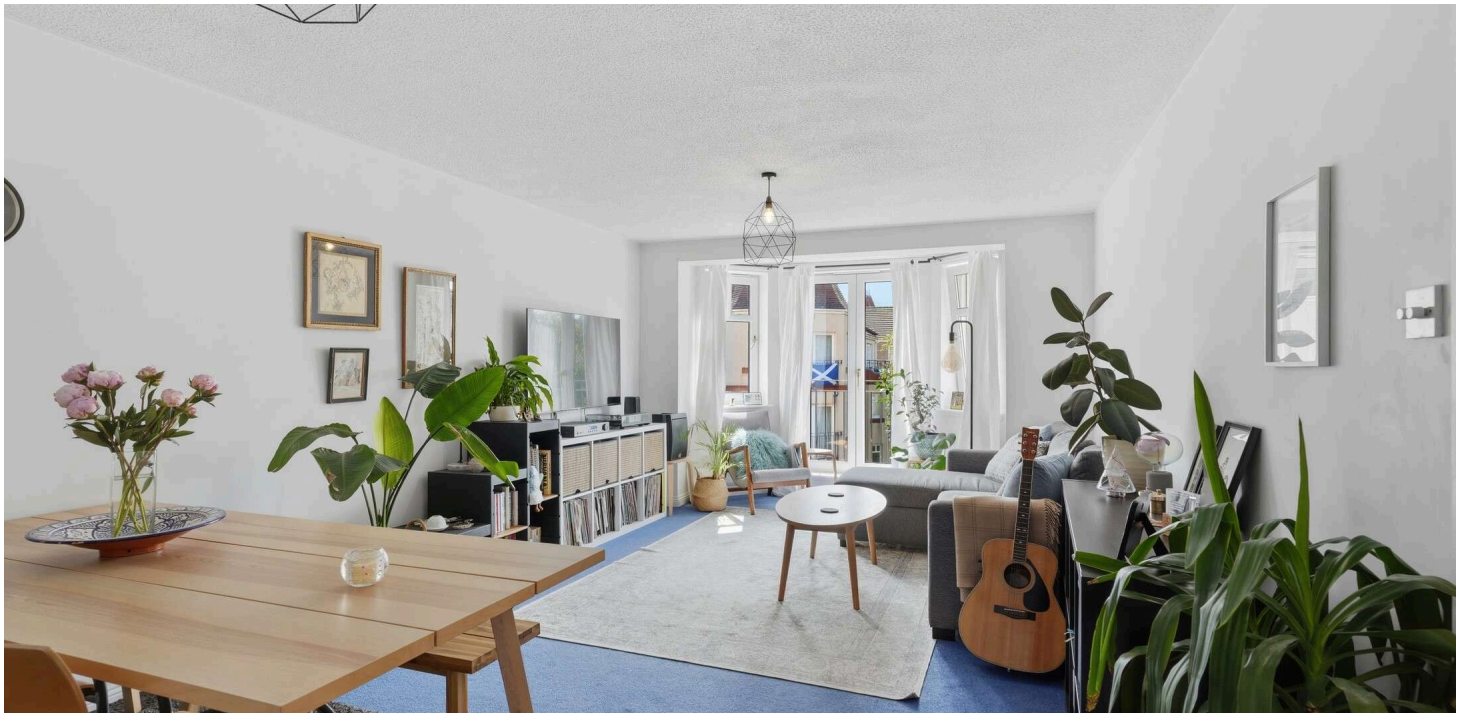
Entrance hallway with storage including a large cupboard and an additional cloak cupboard, spacious living/dining room, galley kitchen, two bedrooms with built-in mirrored wardrobes, family shower room, use of loft space, well-maintained communal gardens, a secure bike lock up and a designated parking space for one vehicle.

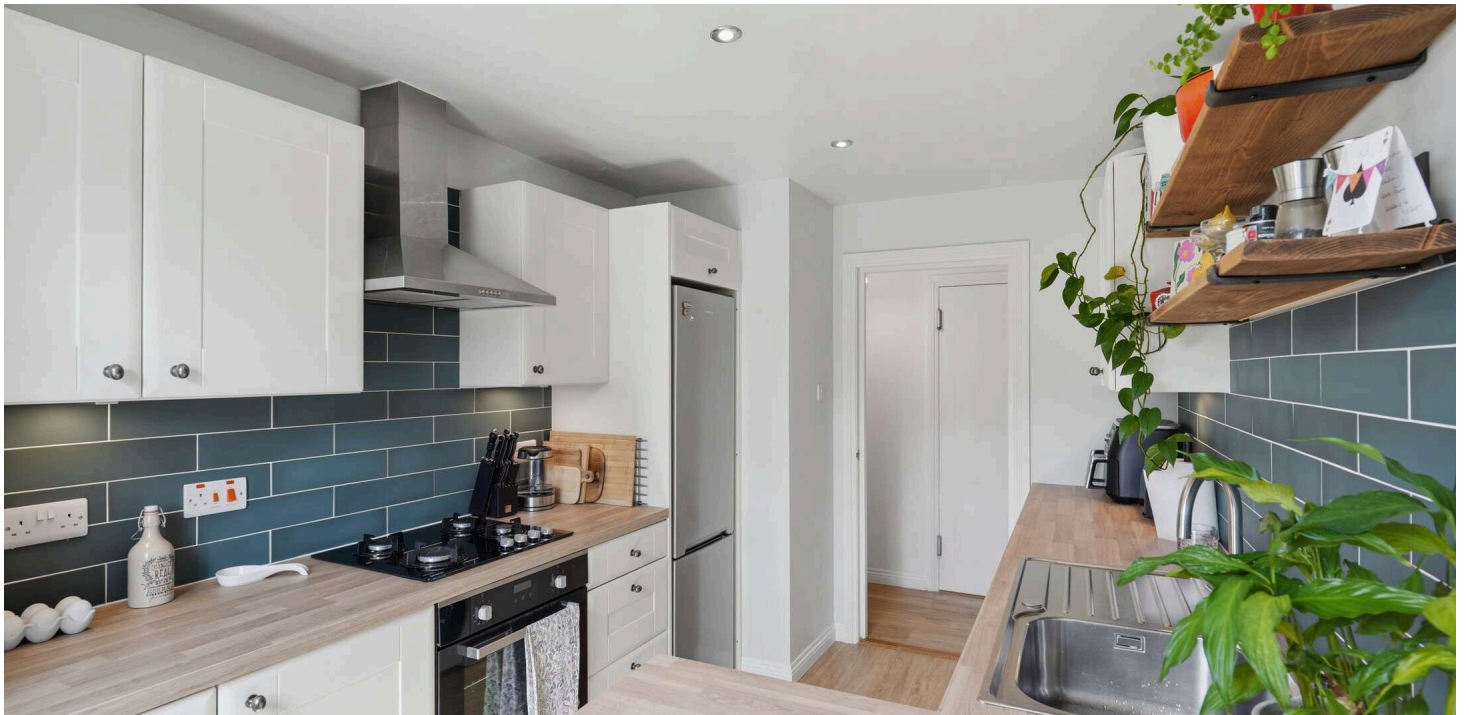
Location:

Gorgie is one of the city's most popular residential districts lying within walking distance of Edinburgh's West End and Princes Street. The area includes a variety of property styles, the majority of which are substantial stone-built tenement properties built around the turn of the century but it also includes modern developments such as this. The area offers an exceptionally wide choice of local shopping facilities and there is a Sainsbury Superstore and Aldi Supermarket off Westfield Road and an Asda Superstore off Chesser Avenue. The flat is also well placed for the facilities in the area including Saughton Park, Tynecastle Park, Murrayfield Rugby Grounds and Fountain Park Leisure and Entertainment Centre, off Dundee Street. Nearby Dalry also boasts many shops, restaurants, bars and cafes. Should more specialised shopping be required, the West End and Princes Street are only approximately five minutes away using one of the many and frequent bus services that pass down Gorgie Road. Haymarket Railway Station and tram stop are also within close proximity of the property.

Agents note:

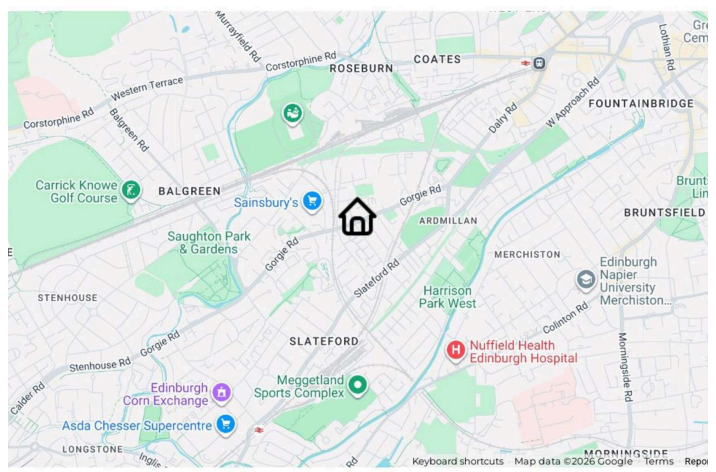
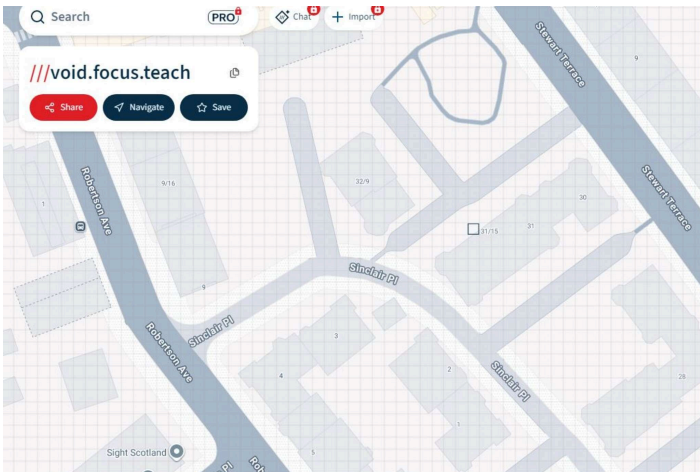
Factor fee payable to Trinity factors circa £110 per month which includes communal buildings insurance. Free standing appliances to be included in sale, Left without warranty.

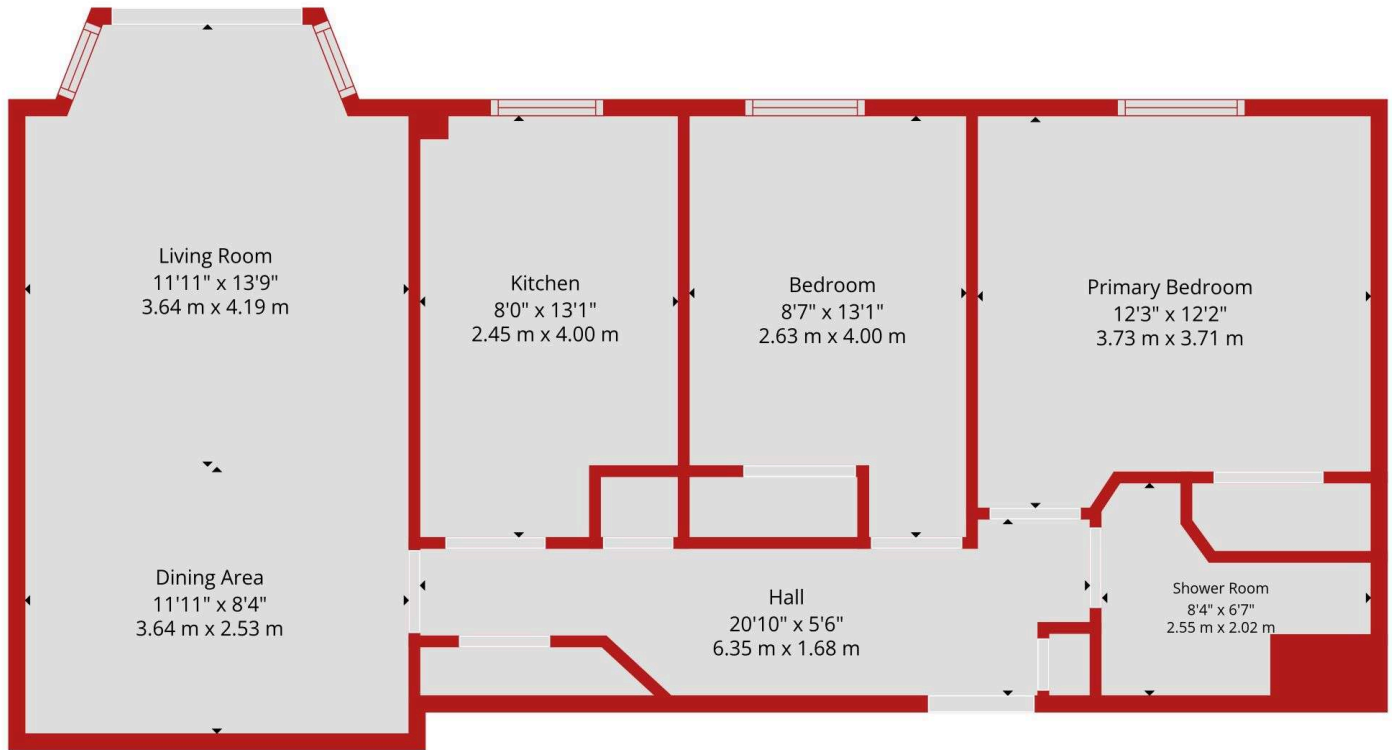












Total: 791 sq. Ft, 74 m²
 1st Floor: 791 sq. Ft, 74 m²
 Excluded Areas: Walls: 63 sq. Ft, 5 m²

Illustrative Purposes Only. Measurements Are Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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