



Bright and spacious Two bedroom, first floor flat



Welcome to 24/5 Sinclair Place, located in the popular neighbourhood of Shandon. A bright, and spacious two-bedroom, first floor apartment in a sought-after residential development only a very short distance from excellent amenities and great transport links into the City Centre. This lovely property sits in an elevated corner position and attracts an abundance of natural light. Entered via a secure entry system to the property, the welcoming entrance hallway offers a good-sized storage cupboard and gives access to all rooms. The lounge, in addition to being a very bright room with French windows and three further windows, offering plenty of free floor space allowing for both relaxation and dining. The wide galley breakfasting kitchen has a good range of floor and wall units, with integrated gas hob, electric oven and cooker hood and space for further utilities. Fitted wardrobes feature within each double sized bedroom, and master bedroom is ensuite. The family bathroom completes the accommodation. The property also benefits from gas central heating, double glazing and an allocated parking space. Redecoration required and is sold as seen.



Key Features

Communal entrance

Hall

Living/dining Room

Breakfasting Kitchen

Master bedroom with en-suite

Further double bedroom

Family Bathroom

Gas central heating

Double glazing

Communal grounds

Allocated parking space

Factored by Trinity - approx. £1331.04 per annum, includes the maintenance of the common areas and building insurance



Shandon

The property is located in the popular area of Shandon, which lies a short distance to the south west of Edinburgh's city centre. There is a good range of local amenities within the vicinity including schools, shops and recreational facilities. Only a short distance from the property there is local specialist shopping, a bank, Post Office and restaurant. Further shopping including a Tesco supermarket at Colinton Mains, Sainsbury's at Murrayfield and Asda, Aldi and M&S Food at Chesser. Recreational facilities include Harrison Park, the Union Canal with direct access to the cycle network, Craiglockhart Sports Centre and Fountain Park with its multiplex cinema, bars and restaurants. There are good public schools in the area including Craiglockhart Primary School and Tynecastle Secondary. The property is only a short distance from Haymarket and Slateford train stations and regular public transport runs to and from the city centre. The city bypass is also easily accessible providing good links to the M8 and M9 motorway networks.



Extras

The property is sold as seen. All fitted floor coverings, curtains, blinds, light fittings, white goods are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

£250,000

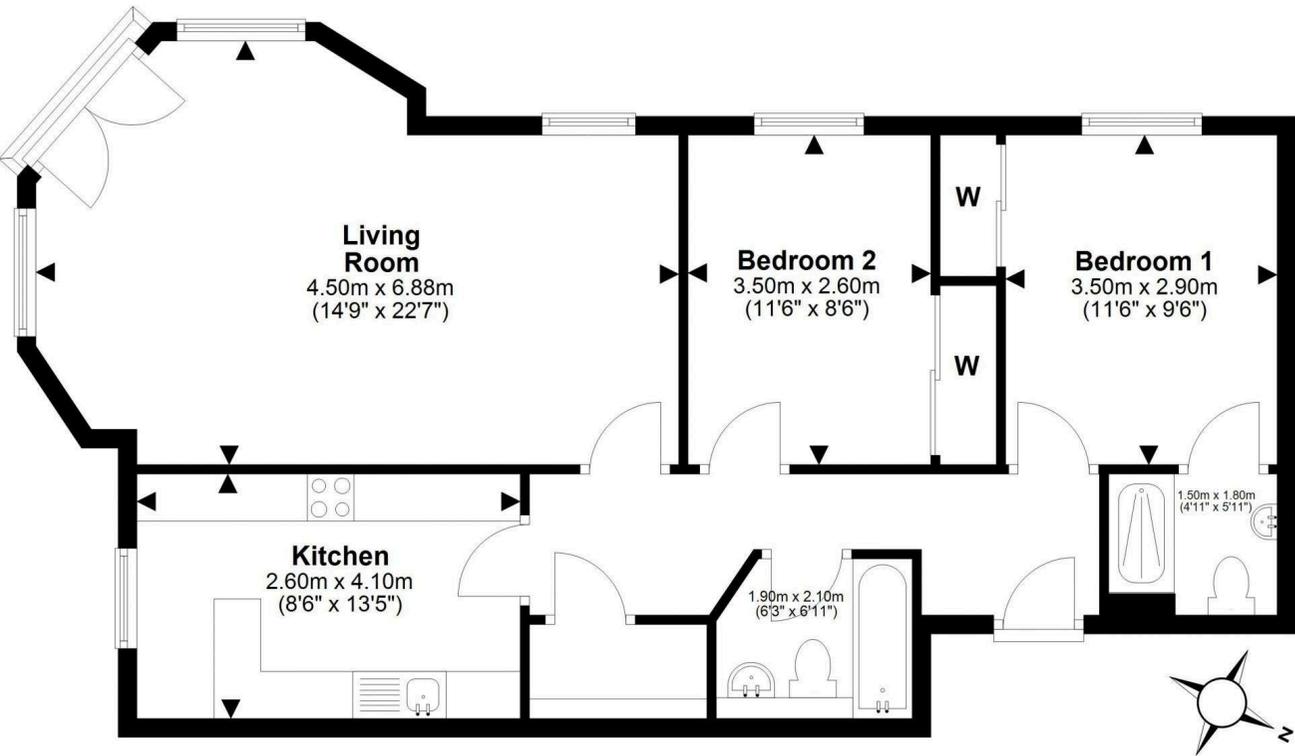
EPC Rating

C

Tenure

Freehold





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.



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