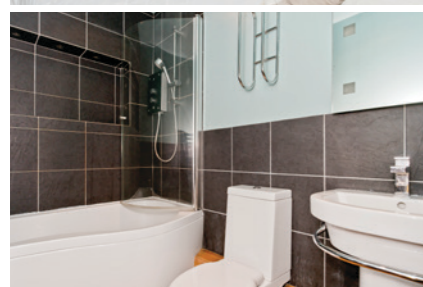




15 SINCLAIR PLACE
GORGIE, EDINBURGH, EH11 1AH

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Enjoying spacious and flexible accommodation over three floors, including three bedrooms, a reception room, an open plan kitchen/dining room, and two bathrooms (plus a WC), this terraced townhouse is situated in Gorgie and is accompanied by a private balcony and an allocated parking space.

A hallway (with storage) welcomes you inside and a staircase leads to the second floor, where the living accommodation can be found, accessed via a landing with a useful WC. The living room and open-plan kitchen/dining room are set up in a sociable split-level layout, ideal for everyday life and entertaining alike. The living room is decorated in neutral tones, enhanced by a tasteful accent wall and wood-styled flooring, and offers space for a choice of lounge furniture. The room also affords access to a private balcony with space for a bistro table and chairs, offering the perfect space to enjoy a morning coffee or evening drink. A short flight of stairs leads down to the kitchen and dining room, which boasts a wonderfully light and airy ambience owing to large twin southwest-facing windows and a vaulted ceiling. The kitchen is equipped with modern wood-styled wall and base cabinets, spacious worktops, and neutral splashback tiling, and integrated appliances comprise an oven, a gas hob, an extractor hood, a dishwasher, a fridge, a freezer, and a washing machine. A breakfast bar caters for morning coffee, busy weekday breakfasts, and socialising while cooking, whilst a large space is designated for a table and chairs for seat down meals and entertaining with guests.

The first floor is home to one the property's three bedrooms and a bathroom, accessed via a landing. The double bedroom is illuminated by twin windows and features a handy study area, which could also be used as a dressing area. The bathroom comprises a bath with an overhead shower and a curved glazed screen, a pedestal basin, and a WC.

Returning to the ground floor, you reach the remaining two bedrooms. The airy principal bedroom features a vaulted double-height ceiling and offers plenty of space for furniture, with a split-level area that would be ideal as a study space, a reading nook/hobby area, or a dressing area. The room is supplemented by an en-suite shower room, styled to match the main bathroom and comprising a corner shower enclosure, a basin with vanity storage, and a WC. The home is kept warm by a gas central heating system (powered by a boiler fitted in December 2020).

Externally, the house benefits from access to shared gardens and comes with an allocated parking space.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

EPC - C



FEATURES

- Terraced townhouse in Gorgie
- Entrance hall with storage
- Living room with private balcony
- Open-plan kitchen/dining room
- Three double bedrooms
- One en-suite shower room
- Separate family bathroom
- Shared gardens
- Allocated parking space
- Gas central heating

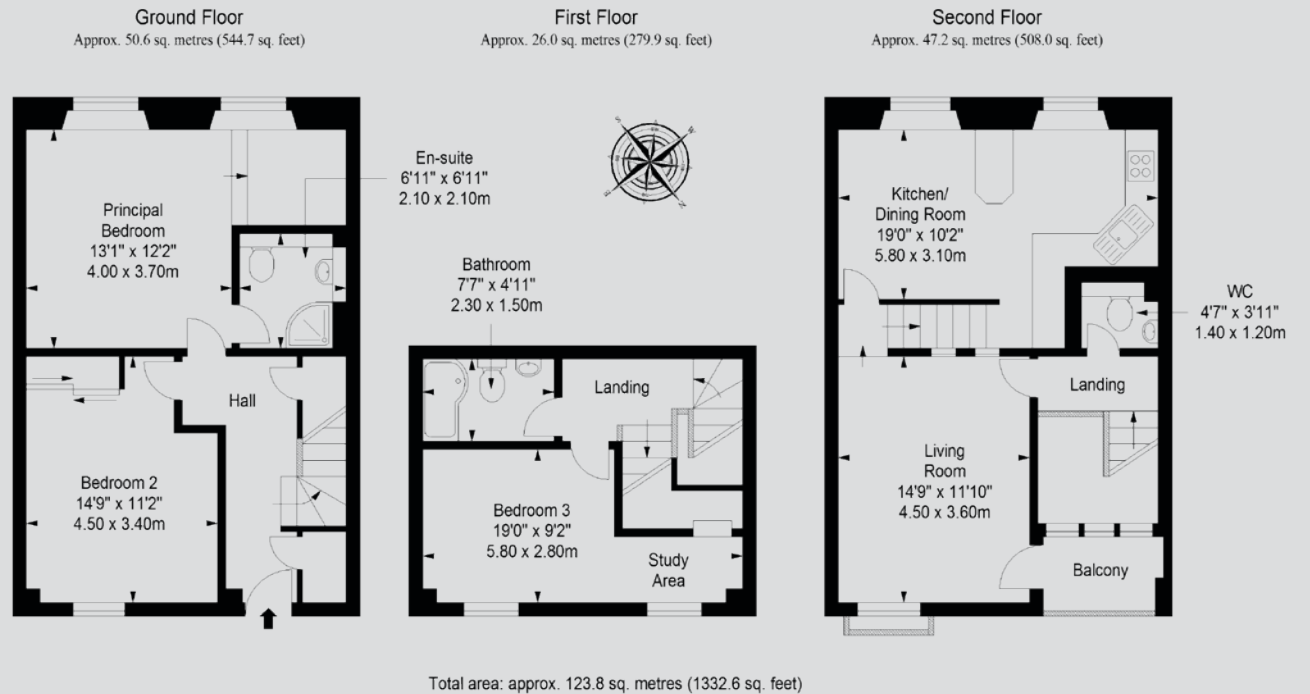




Gorgie, Edinburgh

Located approximately two miles southwest of the city centre, the popular area of Gorgie enjoys a small-town ambience with a fantastic range of local services and amenities. Bustling Gorgie Road is home to a vibrant selection of local shops, high street retailers and supermarkets, with further shopping facilities available in neighbouring Dalry and Chesser.

Popular for its diverse social scene, Gorgie boasts an organic mix of trendy bars and bistros, award-winning restaurants, and traditional pubs. Residents of Gorgie are also spoiled for choice when it comes to sport, leisure and entertainment. For sports fans, it is perhaps best known for Tynecastle Park (home to Heart of Midlothian F.C.) and for its proximity to Murrayfield Stadium, which hosts a varied programme of live sports and music events throughout the year. A cherished fixture in the community for more than 30 years, LOVE Gorgie Farm promises fun for all the family with hands-on activities in farming, gardening, and handicrafts. The area is served by excellent bus links into the city centre and the closest train station (Slateford) offers services between Edinburgh and Glasgow. Gorgie benefits from swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 networks.



Viewing

Please contact Clancys on 0131 337 7771 or email info@clancys-solicitors.co.uk for viewing arrangements.

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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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