

**30/5 Sinclair Place
Edinburgh EH11 1AN**

Offers Over £240,000

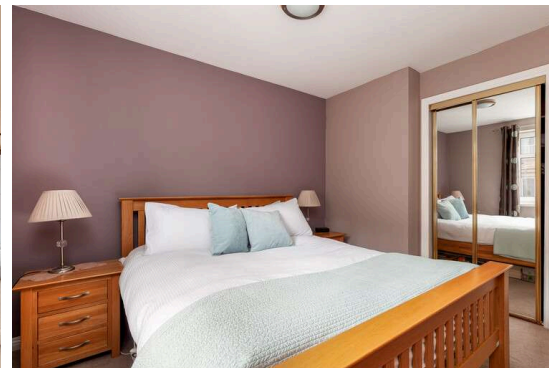
- Bay window lounge featuring Juliet balcony
- Galley kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included
- Two double bedrooms both with built in wardrobes
- Shower fitted with two-piece suite and mains walk in shower with rainwater shower head
- Gas central heating and double glazing
- Allocated parking space
- Communal gardens
- Bike store

Council Tax Band: D

Tenure: Freehold

Annual Service Charge: £1500

Shared Ownership: N



Flat

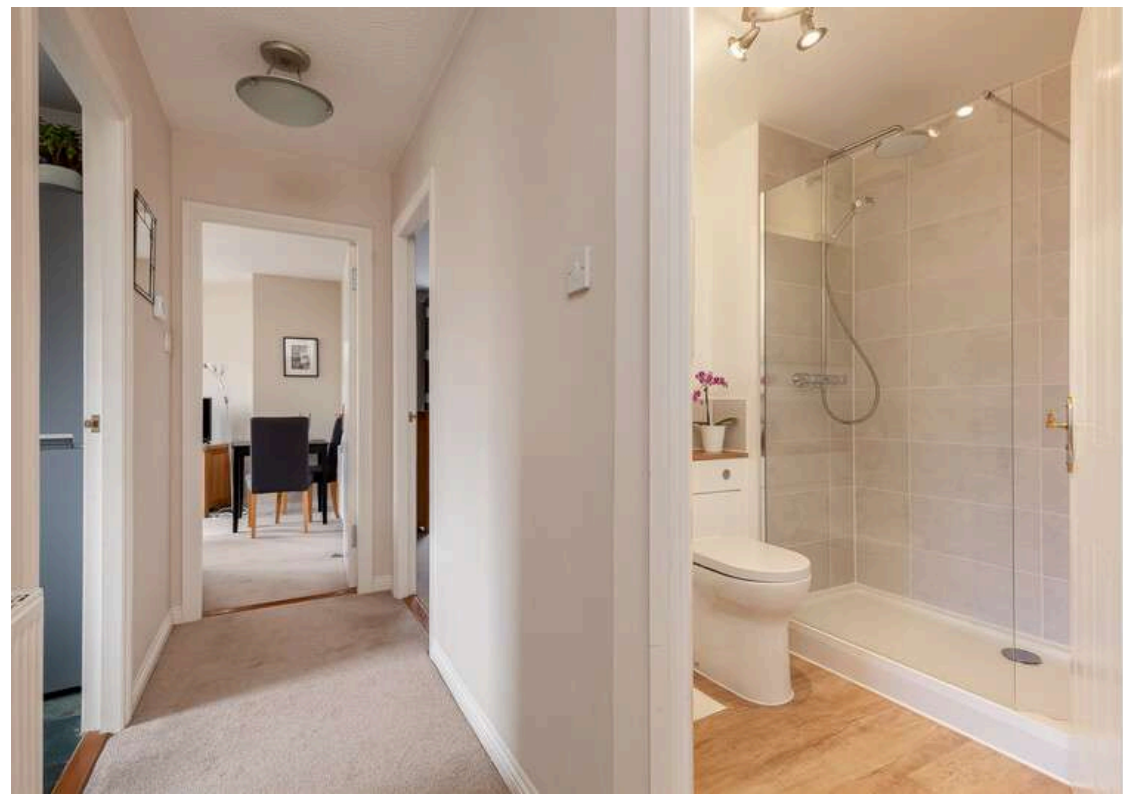
Blair Cadell offer to market this immaculate two bed flat that has been finished throughout to the highest standard. The property is in turn key condition and is ideally placed for easy access to the city centre and further afield.

The accommodation comprises of an entrance hallway with a large storage cupboard. A large dual aspect living/dining room with French doors to Juliet balconies bathing the room in natural light making it perfect for evening relaxing with friends and family. A stylish kitchen with a range of wall and floor mounted units, gas hob and electric oven and integrated appliances all included in the sale. Two double bedrooms both with fitted wardrobes offering plenty of useful storage space. A recently fitted shower room with a two-piece suite and mains walk in shower featuring a fantastic rainwater shower head. Gas central heating and double glazing throughout the property for maximum efficiency. Well kept communal gardens and an allocated parking space.

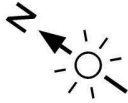
Shandon is a highly sought-after location approximately 1.5 miles from the city centre, easily accessed by a frequent bus service that runs nearby. Haymarket train station is a 15 minute walk away. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools, including the popular Craiglockhart Primary and George Watson's College. Shopping options include the Edinburgh West Retail Park, a 24-hour ASDA, Sainsbury's superstore, and Lidl and Aldi stores. The area boasts a wide variety of recreational facilities, including Harrison Park, the Union Canal, Roseburn cycle path, Craiglockhart Sports and Tennis Centre, and Fountain Park Leisure Complex, which offers a range of restaurants, a cinema, and a Nuffield health centre.

Viewing by appointment on 0131 337 1800

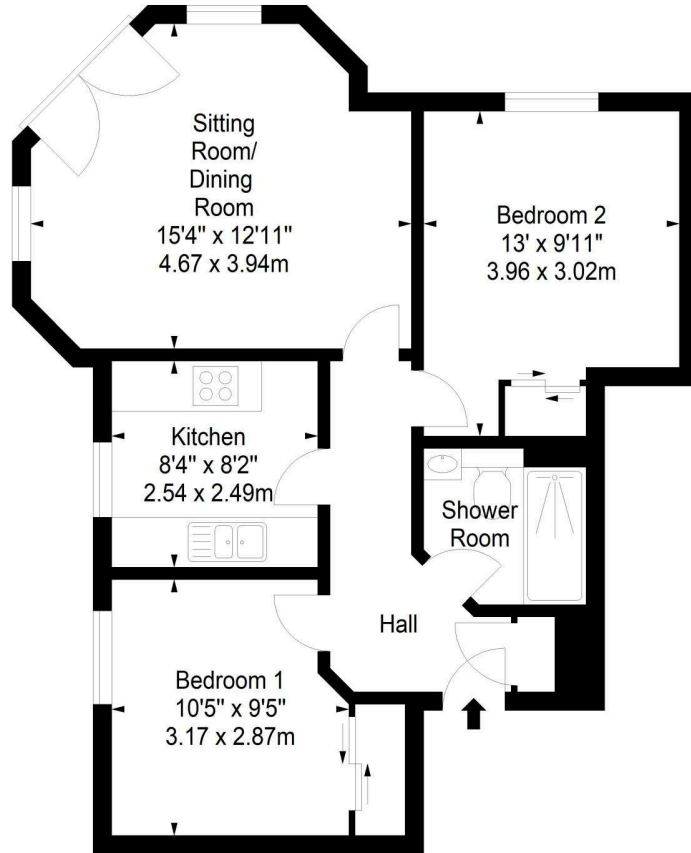




**Sinclair Place,
Edinburgh,
Midlothian, EH11 1AN**



Approx. Gross Internal Area
602 Sq Ft - 55.93 Sq M
For identification only. Not to scale.
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Second Floor



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