

SIMPSON & MARWICK



4/5 Sinclair Close, Gorgie, Edinburgh, EH11 1US



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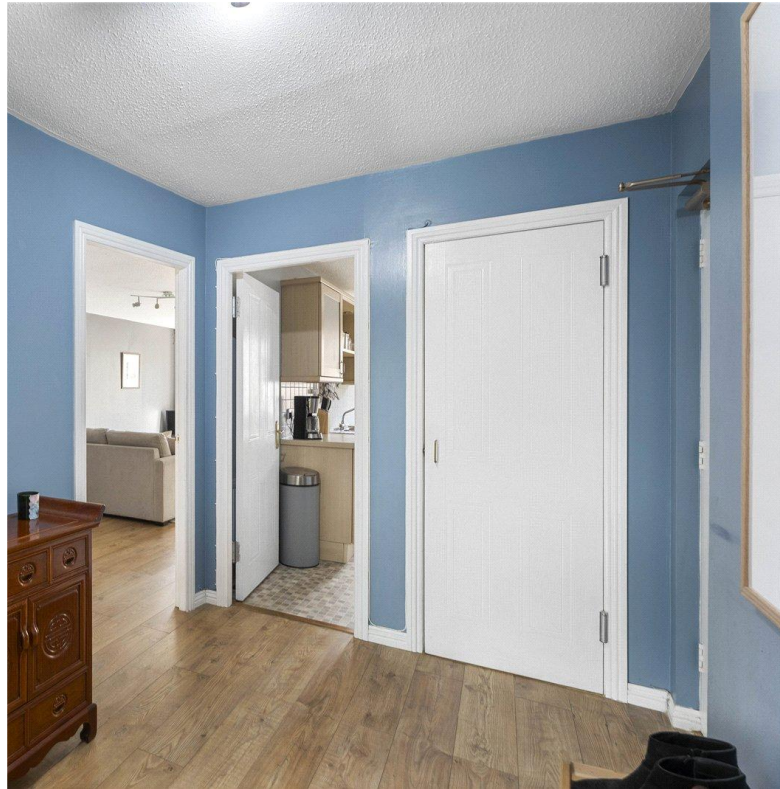
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EPC: B (84)

Council Tax - E

Modern 2-bedroom flat with en-suite in
Gorgie



- Modern Flat
- Lounge/diner
- Stylish Kitchen
- Home office
- Double bedrooms
- En-suite shower room
- Gas central heating
- Double glazing
- Communal Gardens
- Allocated parking

Situated in the heart of Gorgie, this modern flat offers a perfect blend of contemporary living and convenience.

Located on the second floor, this well-presented flat features an inviting lounge/diner adorned with a double Juliette balcony that welcomes an abundance of natural light. The stylish kitchen comes equipped with a fan oven, integrated gas hob, and freestanding white goods, making it a delight for any home chef. Comprising two bedrooms, the property includes a principal bedroom with an en-suite shower room, as well as a second double bedroom featuring built-in mirrored wardrobes. A versatile box room is currently utilized as a home office. The main bathroom boasts modern tiling and a three-piece suite with a shower over the bath.

The property comes with double glazing and gas central heating powered by a serviced Worcester boiler, ensuring comfort throughout the year. Shared communal gardens offer outdoor space, while parking benefits include an on-street permit and an allocated space. This well-maintained flat is perfect for those seeking a move-in-ready home.

Location

Gorgie is a vibrant suburb of Edinburgh, popular for its close proximity to the City Centre and excellent transport links. The area boasts a variety of local amenities including cafes, shops, and restaurants, as well as recreational facilities. With regular bus services nearby, the location provides easy access to other parts of the city and beyond.

Fixtures and Fittings

All blinds, curtains, and light fittings are included in the sale of this property.

Please note that other items may be available through separate negotiation.

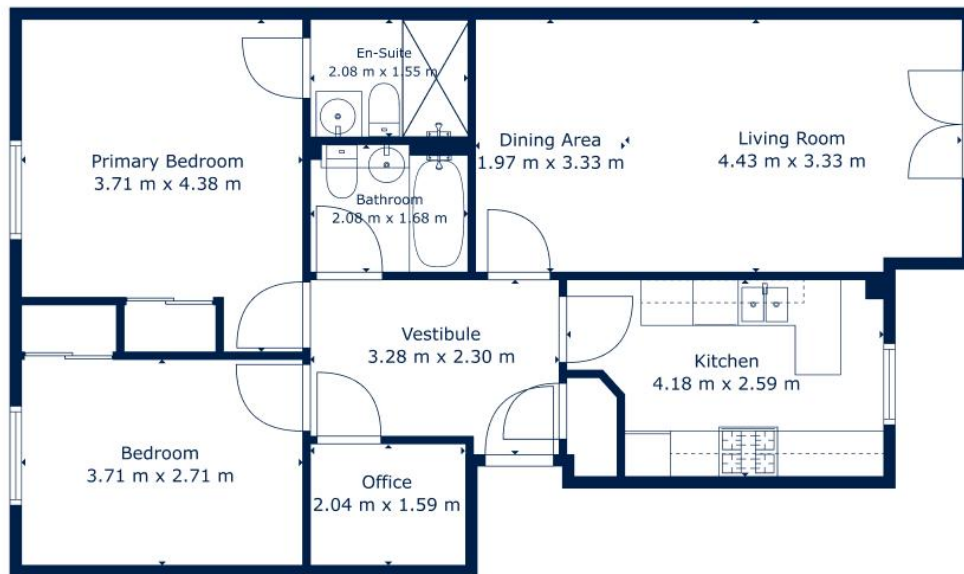
Viewing Details

By appointment contact Simpson & Marwick



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For identification purposes only.
Not to scale.

4/5 Sinclair Close

Dalry, Edinburgh, EH11 1US

Approx. Gross Internal Area:
839.585 Sq Ft (78 Sq M)

Simpson and Marwick

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		