



2/4, Sinclair Gardens,
Shandon, Edinburgh, EH11 1UU



Delightful, well presented 2 bedroom first floor flat with allocated parking space

 2 Bed  1 Bath  1 Reception

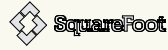
Located in the popular residential area of Shandon and set amongst well-maintained communal gardens, 2/4 Sinclair Gardens is a delightful and well-presented 2 bedroom first floor apartment, within walking distance of an excellent range of local amenities and transport links. The accommodation, in brief, comprises – entrance vestibule and hallway, living room, kitchen, double bedroom 1 with built-in wardrobes, double bedroom 2, and bathroom. The property benefits from gas central heating, double glazing throughout and an allocated parking space in the private residents' car park. The development is managed by Trinity Factors, with monthly fees of approximately £110.

Features

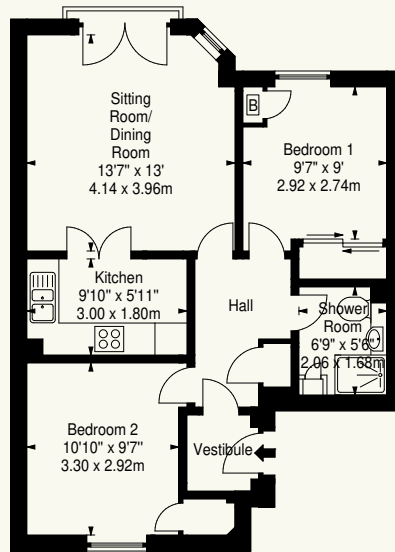
- Popular residential location
- Excellent amenities and transport links
- Living room
- Kitchen
- 2 double bedrooms
- Bathroom
- Allocated parking space
- Delightful communal gardens
- Gas central heating and double glazing
- EPC Rating B

Offers Over £210,000

Sinclair Gardens,
Edinburgh,
Midlothian, EH11 1UU



Approx. Gross Internal Area
599 Sq Ft - 55.65 Sq M
For identification only. Not to scale.
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First Floor



Shandon is a sought after and well-regarded area, located to the South West of Edinburgh city Centre. Boasting a number of independent cafes and shops, restaurants and pubs, along with the larger Fountain Park Leisure complex which offers a cinema, gym, bowling alley and more, the area is very well served. Harrison Park and the Union Canal offer wonderful walks and recreational activities, and the nearby Craiglockhart Sports Centre

offers a wider range of sporting options. Schooling is well represented for both state and private with Craiglockhart Primary School & Tynecastle High School, along with George Watsons College which provides both primary and secondary education. The area benefits from excellent transport links with frequent buses to and from the city and a short drive to the Bypass for quick access to the motorway network.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsay on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.