BlairCadell
solicitors + estate agents

18/2 Sinclair Place
Edinburgh EH11 1AH

Offers Over £275,000

- Dual aspect living/dining room
- Galley kitchen fitted with a range of units and appliances included
- Three double bedrooms with master featuring en-suite
- Family bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing
- Well kept communal garden
- Resident parking and bike store

Council Tax Band: F
Tenure: Freehold
Annual Service Charge: £1200

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Ground Floor Flat

Blair Cadell are delighted to present this immaculate three-bedroom apartment. Ideally positioned for convenient access to Edinburgh city centre and excellent transport links beyond, this stylish home is perfectly suited to a wide range of buyers.

The accommodation comprises a welcoming entrance hallway with a generous storage cupboard. The spacious dual-aspect living and dining room is flooded with natural light thanks to French doors opening onto Juliet balconies, creating a bright and inviting space ideal for both relaxing and entertaining.

The contemporary breakfasting kitchen features an excellent range of wall and base units, a gas hob, electric oven, integrated appliances and white goods, all of which are available by separate negotiation There are two well-proportioned double bedrooms, both benefiting from fitted wardrobes, with the principal bedroom further enhanced by a stylish en-suite shower room with a mains-powered walk-in shower. A third bedroom offers excellent flexibility and would make an ideal home office, nursery or guest room. Completing the accommodation is a family bathroom fitted with a three-piece suite and mains shower over the bath. Further benefits include gas central heating and double glazing throughout, ensuring excellent energy efficiency and year-round comfort. Externally, residents enjoy access to well-maintained communal gardens and an allocated parking space along with bike store.

Factor details: Property is factored by Trinity Factors with an average montly bill of £100 covering building/ground maintanence and insurance.

Located just 1.5 miles from Edinburgh city centre, Shandon is a highly desirable neighbourhood. Residents enjoy access to excellent outdoor spaces, including the scenic Union Canal and the much-loved Harrison Park, ideal for walking, cycling, and family outings. Nearby Craiglockhart Sports & Tennis Centre offers extensive leisure facilities, while Fountain Park Leisure Complex provides entertainment with a cinema, gym, and a variety of restaurants. For everyday needs, there is an excellent selection of nearby shops, including Margiotta, a 24-hour ASDA, Sainsbury's, Lidl, Aldi, and the Edinburgh West Retail Park. The area is also particularly well placed for Edinburgh's universities, with excellent transport links providing convenient access to the University of Edinburgh, Edinburgh Napier University, and Heriot-Watt University campuses. The area enjoys excellent transport connections, with numerous bus services providing easy access to the city centre and Haymarket, where local train and tram links are available. In addition, the city bypass is conveniently close, ensuring quick and straightforward travel around Edinburgh and beyond

Viewing by appointment on 0131 337 1800

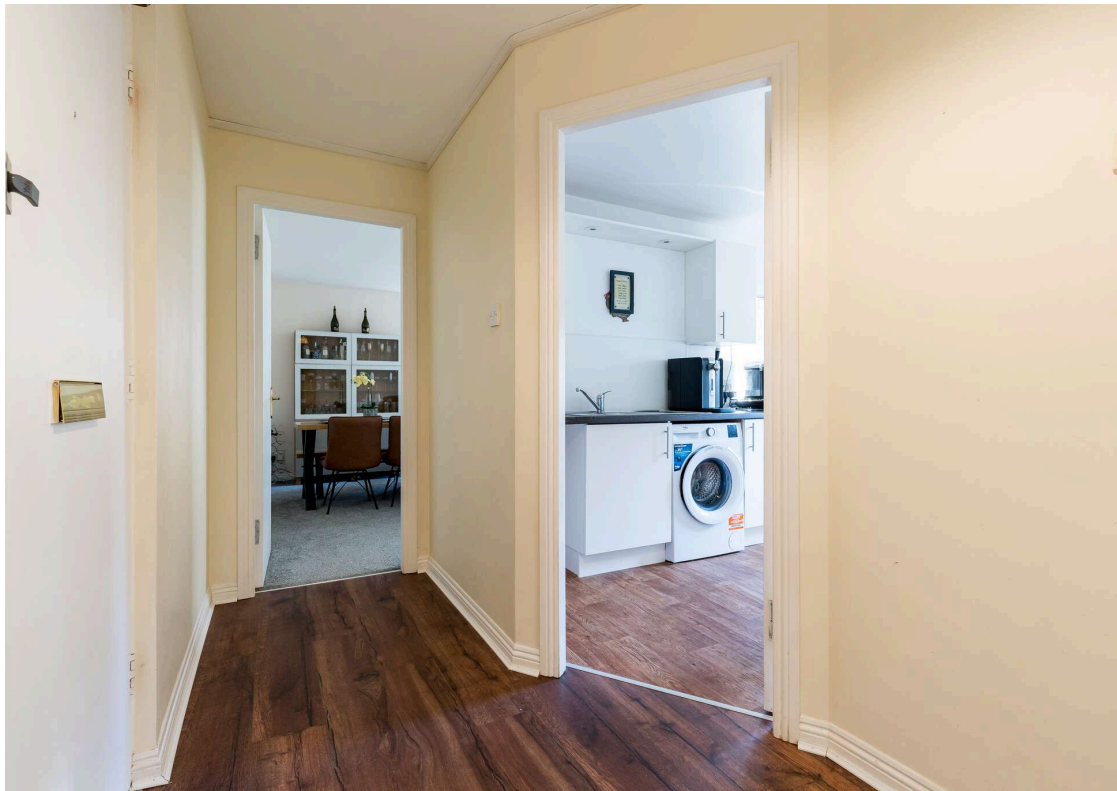








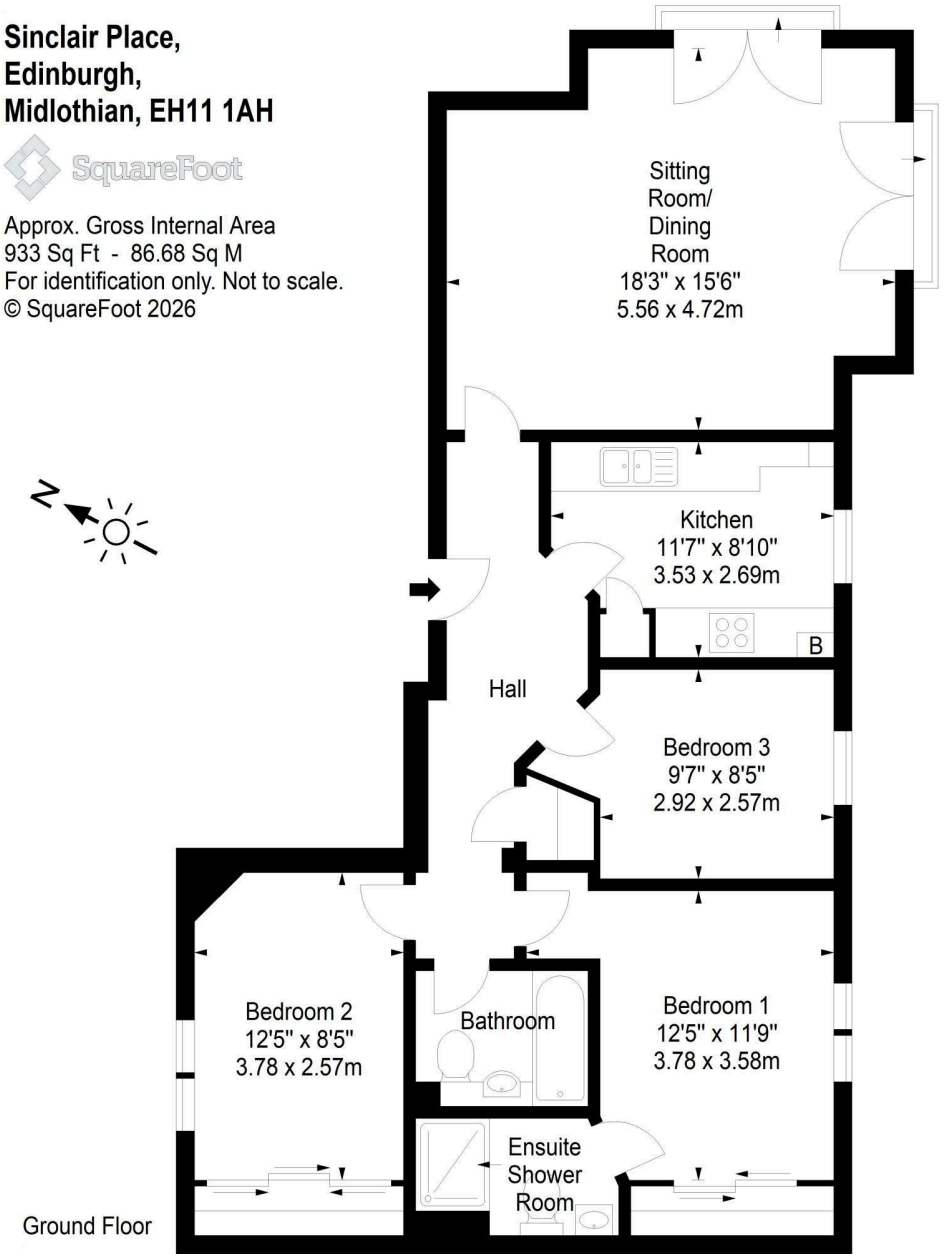




Sinclair Place,
Edinburgh,
Midlothian, EH11 1AH

SquareFoot

Approx. Gross Internal Area
933 Sq Ft - 86.68 Sq M
For identification only. Not to scale.
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