

Flat 4, 1 Sinclair Close

SHANDON, EDINBURGH, EH11 1US



Bright and spacious two-bedroom flat in Shandon, boasting immaculate communal grounds and a well-proportioned internal space



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Welcome to this charming two-bedroom flat located on the peaceful Sinclair Close in the sought-after area of Shandon. As you step inside, you'll be greeted by a large entrance hallway, featuring elegant wooden flooring that runs seamlessly throughout the property, creating a warm and inviting atmosphere.

THE LIVING ROOM



The bright and airy living room, positioned straight ahead, boasts dual aspect views and two Juliet balconies, flooding the room with natural light and offering a perfect space for relaxation.

THE KITCHEN



Adjacent to the living room, the well-appointed kitchen is equipped with a gas hob, oven, fridge/freezer, and ample storage and worktop space, making it ideal for those who love to cook.





Both of the spacious double bedrooms include integrated wardrobe space, ensuring plenty of storage. The primary bedroom further benefits from a private en-suite, complete with a three-piece suite. The main family bathroom is also a three-piece suite, finished to a high standard.

Additionally, the hallway features a large storage cupboard, providing even more practical space for your belongings.

THE BATHROOM



BEDROOM 1



The primary bedroom further benefits from a private en-suite, complete with a three-piece suite



BEDROOM 2



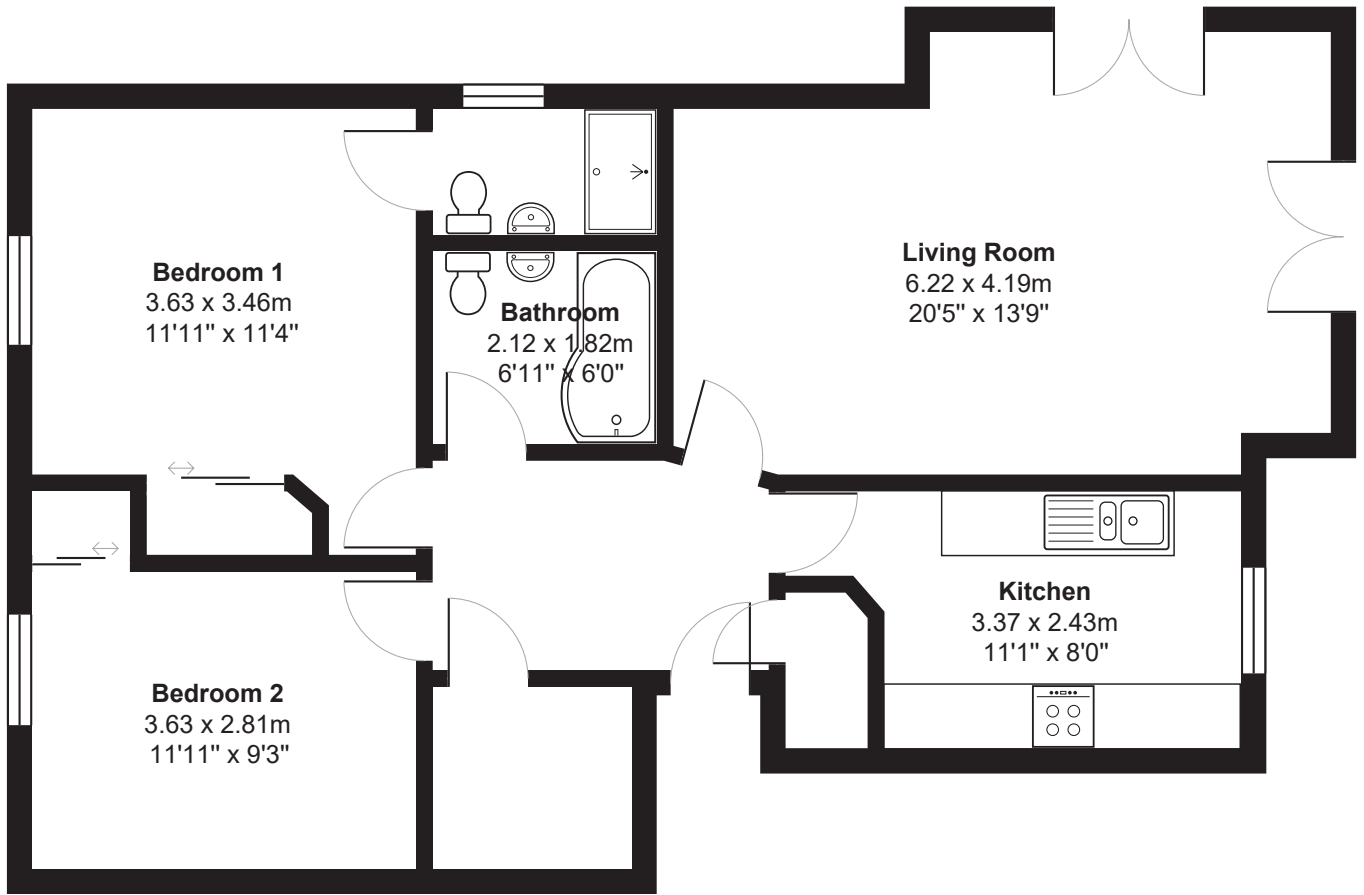
Externally, the property benefits from allocated off-street parking secured with a parking pole and access to well-maintained communal grounds, offering a peaceful outdoor retreat.

This flat is perfect for anyone looking for a comfortable and stylish home in a desirable location. Don't miss the opportunity to make it yours!

EXTERNALS

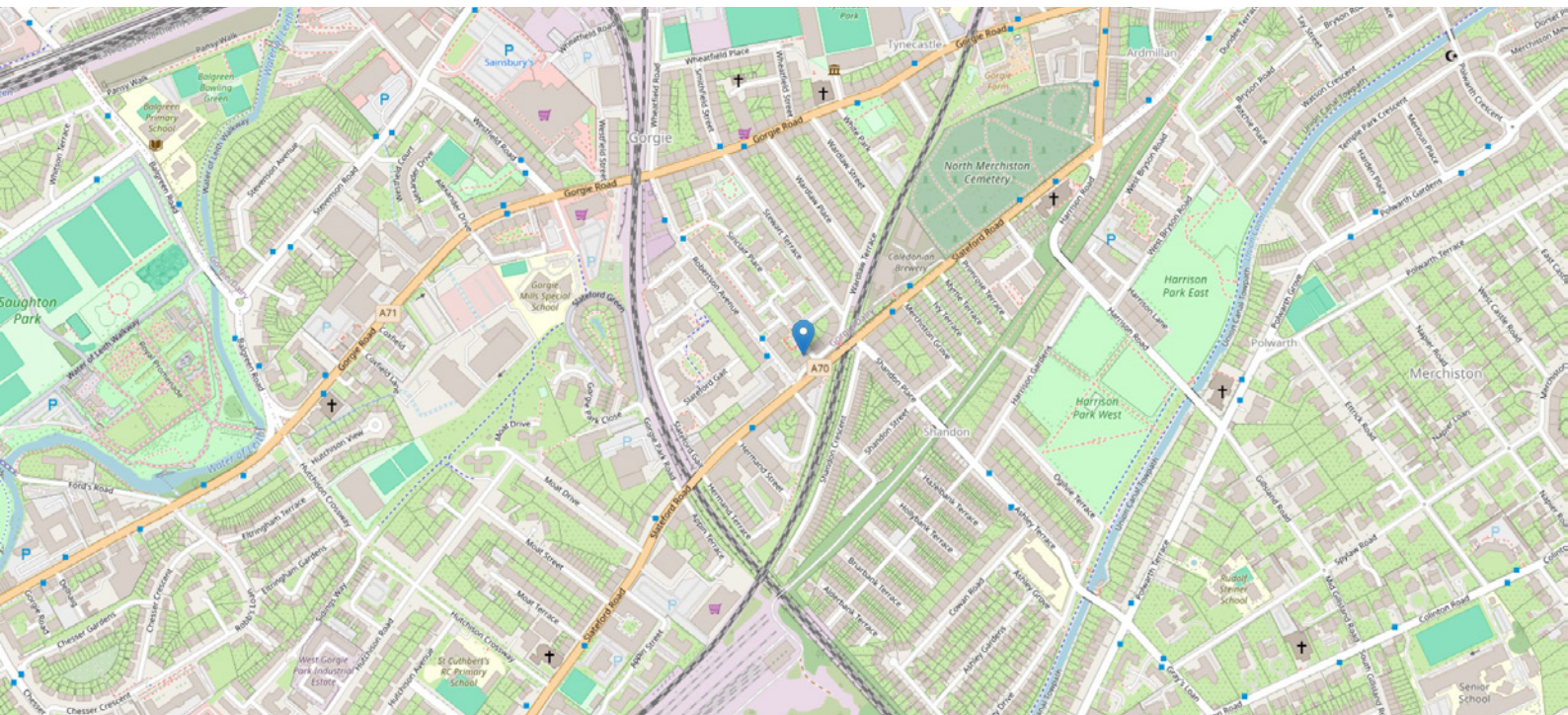


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 79m²
EPC Rating: C



THE LOCATION

Shandon is a highly sought-after residential district lying to the Southwest of the City Centre and located in close proximity to the West End and Princes Street. In the immediate vicinity, there is a wide choice of shopping facilities and these can supply all daily requirements. Should more specialised shopping be required, the nearby areas of Morningside and indeed the City Centre can either be accessed by foot, car or public transport and here, a greater range of facilities can be found.





The Edinburgh City Bypass, which passes conveniently nearby, gives quick and easy access to the motorway systems of East, West and Central Scotland and, therefore, the property may be of particular interest to anyone required to travel perhaps in connection with work.

Edinburgh's entertainment facilities tend to be very highly concentrated in the nearby West End. Here there are theatres, cinemas, the Usher Hall, all manner of hotels, restaurants and bars, along with sports facilities and health clubs. If the return trip on foot is out of the question, a taxi trip will be extremely quick and inexpensive.

There is an excellent range of local schools within walking distance, both in the private and public sectors.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
ANDREW DARCY
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.