



**lindsays**

19/14 Sinclair Place,  
Shandon, Edinburgh EH11 1AH

*"A wonderfully spacious third floor flat enviably located within a modern landscaped development"*

- Hall
- Large bay windowed sitting/diningroom with French windows to Juliette balcony
- Smart kitchen/breakfastroom with appliances
- Master bedroom with fitted wardrobes and en-suite showerroom
- Second double bedroom
- Extensively tiled bathroom with shower
- Gas central heating
- Double glazing
- Secure door entry system
- Private parking

EPC Rating B

**FIXED PRICE £235,000**



## Description

Forming part of a modern landscaped development with private parking facilities, this attractive third floor flat offers a generous 815 square feet of flexible living space. The spacious sitting/diningroom offers plenty of space to entertain and has a bay/French windows giving access to a Juliette balcony. The smart Kitchen/breakfastroom comes complete with appliances. There are two comfortable double bedrooms with fitted wardrobes and master with ensuite. The main bathroom is extensively tiled and has a shower over the bath. Additional benefits include gas central heating, double glazing and a secure door entry system.

## Area

This exceptionally spacious 2 bedroom flat is located within a popular and convenient area of the City, lying approximately 2 miles west of the City Centre. Whilst the City Centre is therefore readily accessible by bus or indeed on foot there are excellent local shopping facilities within a few minutes from the property including a Sainsbury at Murrayfield, a 24 hour Asda at Chesser and a Marks & Spencer food outlet. Also within walking distance are the financial institutions based on Lothian Road, at Clydesdale Bank Plaza and at the West End. Leisurewise, many of the City's finest restaurants, theatres and cinemas are closeby. The Fountainpark complex plays host to a Nuffield Health Club, a multiscreen cinema, a tenpin bowling alley, pubs, clubs and restaurants. The City's cycle path network and the canal are within minutes and not only provide an alternative route into the City Centre but meander all the way from Leith to Balerno. Bus services are available from both Slateford Road and Gorgie Road to many other parts of the City including Edinburgh Business Park, Edinburgh International Airport, Edinburgh and Heriot Watt Universities.

## Viewing

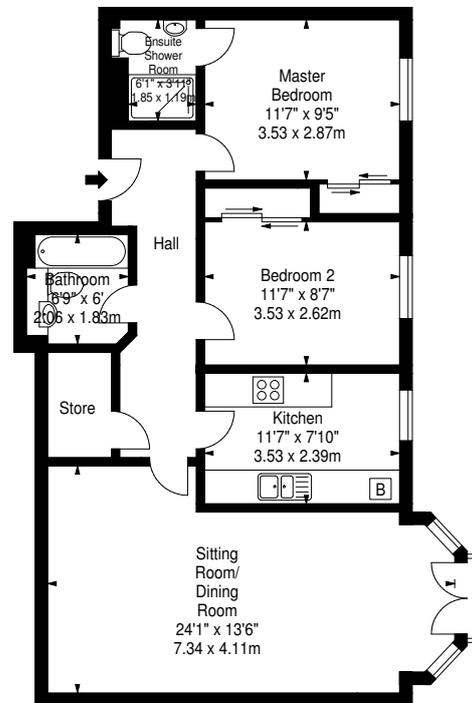
By appointment contact Lindsays on 0131 229 4040



Sinclair Place,  
Edinburgh, EH11 1AH



Approx. Gross Internal Area  
815 Sq Ft - 75.71 Sq M  
For identification only. Not to scale.  
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Third Floor

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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. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.