

**2/4 Sinclair Place
Edinburgh EH11 1AG**

Offers Over £245,000

- Spacious hallway
- Spacious dining lounge
- Breakfasting kitchen with floor and wall mounted storage, gas hob, electric oven and integrated washing machine
- Master bedroom with built in mirrored wardrobes, ensuite with walk in mains shower
- Second double bedroom with built in mirrored wardrobes
- Gas central heating and double glazing
- Well maintained communal gardens & Allocated resident parking

Council Tax Band: E

Tenure: Freehold

Monthly Service Charge: £116

Shared Ownership: N



1



2



2



EPC C



Spacious First Floor Flat

Blair Cadell are delighted to present this exceptional first-floor flat, offering spacious living and two generously sized double bedrooms. With excellent transport links to the city centre, this property is ideal for a variety of buyers and is a must-see.

The property features a welcoming hallway with boxroom which could be utilised as a study, plus a further good sized storage cupboard. The spacious dining lounge benefits from dual-aspect French windows both with Juliete balconies, providing plenty of natural light. The well-appointed breakfasting kitchen provides ample wall and floor mounted storage and is fitted with a gas hob, electric oven, and integrated washing machine. The master bedroom is complemented by an en-suite bathroom with a walk in mains shower and built-in mirrored wardrobes, second double bedroom with built-in mirrored wardrobes, family bathroom with three piece suite.

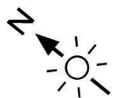
The property further benefits from gas central heating, double glazing, well-maintained communal gardens, and allocated parking. Please Note - The property is factored by Trinity Factors with a monthly fee of approximately £116 per month and covers building insurance and communal maintenance.

Viewing by appointment 0131 337 1800

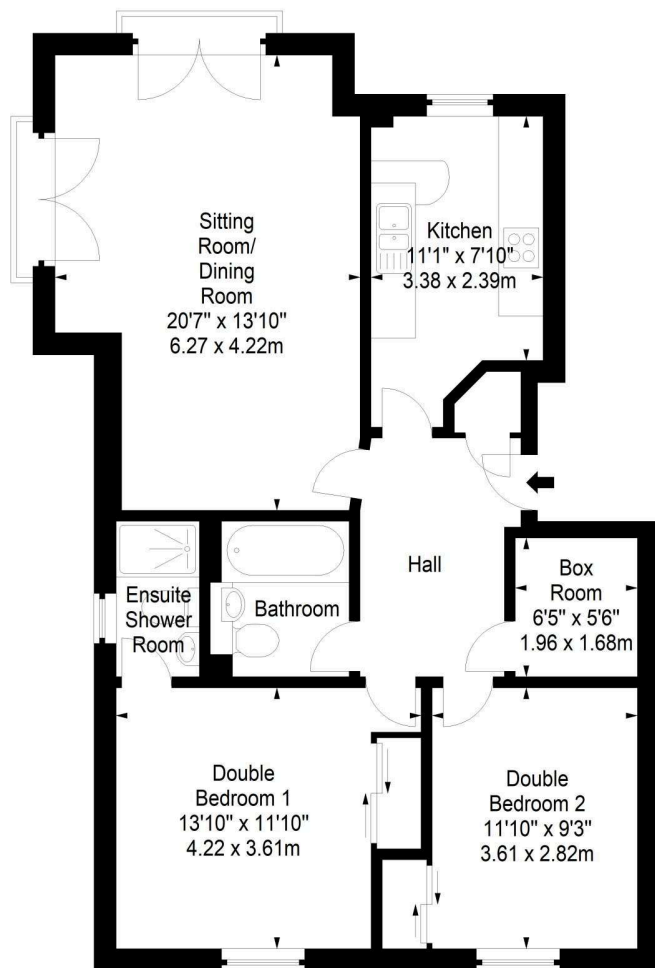




Sinclair Place, EH11 1AG



Approx. Gross Internal Area
858 Sq Ft - 79.71 Sq M
For identification only. Not to scale.
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First Floor



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