



**Thorntons**   
The right way to move

3/4 Sinclair Close,  
Shandon,

Edinburgh, EH11 1US





## Summary

This two-bedroom first-floor flat is a bright and spacious home that enjoys a convenient location in Shandon, set within easy reach of amenities, schools, and transport links. The property is in excellent decorative order too, providing a sought-after blank canvas and quality fixtures and fittings, including two bathrooms and a well-appointed kitchen. It also features a large living area and a private study/office; plus, it has an allocated parking space as well. The attractive home is sure to appeal to a broad demographic, especially amongst city professionals, couples, and first-time buyers.

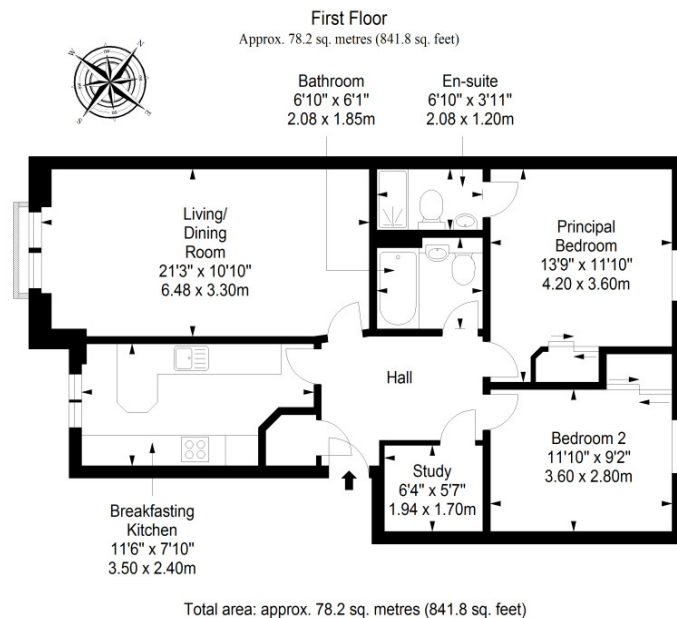
Extras: all fitted floor coverings and integrated appliances included in the sale.

## Features

- First-floor flat in move-in condition
- Part of an established development
- Quiet location in popular Shandon
- Welcoming hall with built-in storage
- Living/dining room with Juliet balcony
- Galley-style breakfasting kitchen
- Two double bedrooms with wardrobes
- Versatile study/home office
- Contemporary en-suite shower room
- 3pc bathroom with overhead shower
- Crisp white interiors throughout
- Well-maintained communal garden
- One allocated parking space
- Gas central heating and double glazing



# Floorplan



# Thorntons

The right way to move

## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutherea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburghea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeeya@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### MONTROSE

55 High Street, Montrose, DD10 8LR  
01674 673444  
montrosea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standwsea@thorntons-law.co.uk

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland

 @ThorntonsPropertyServices

 @thorntonsproperty

 @ThorntonsPS