



Sinclair Place

, Shandon, Edinburgh, EH11 1AH

Rental £1,475 pcm

3 bedroom Flat / Apartment available 06 August 2024

60 Queen Street , Edinburgh, , EH2 4NA
enquiry@murrayandcurrie.com

0131 226 5050

Opening Times

Mon 08.00 - 18.00; Tues 08.00 - 18.00
Wed 08.00 - 18.00; Thurs 08.00 - 18.00
Fri 08.00 - 17.00; Sat 10.00 - 16.00; Sun 10.00 - 13.00

- * Furnished
- * Double glazed windows
- * Fridge Freezer
- * Private Parking

- * Secure Entry Phone
- * Shower

Situation

An impressive and welcoming first floor, three bedroom, furnished apartment enjoying a quiet location in the Shandon area. ****PLEASE NOTE THERE IS NO HMO LICENCE**** The first floor accommodation occupies a corner position, creating a bright and spacious living room with dining area. A lovely kitchen with integrated appliances, including a dishwasher. An airy central hallway leads you to the rest of the accommodation, bedroom three that can also be used as an office and bedroom two is a double. The principle bedroom has an en-suite shower room and built in wardrobes in all bedrooms. The property further benefits from good storage, double glazing and private allocated parking. Shandon is an established suburb to the west of Edinburgh centre, and is served by several local shops, with superstores close by including a Sainsbury's at both Gorgie and Longstone, an Aldi and Lidl closeby, and a 24-hour ASDA at Chesser. The expansive Harrison Park and the Union Canal provide walking and cycling links to the city centre. Also nearby are the delightful Colinton Dell, Water of Leith, and recreational facilities including Nuffield Health Club, Craiglockhart Sports Centre, and the Corn Exchange. The West End of Princes Street can be reached with regular bus services operating to most parts of the city. LARN1904067.

Accommodation

All measurements are approximate.

Further Information

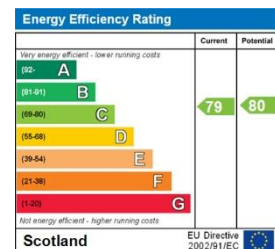
The deposit required is £1,475

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company

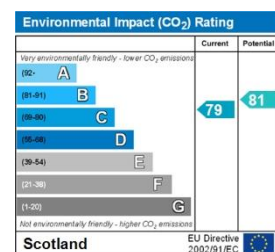
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-9328

Creation Date: 30/06/2024

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Murray & Currie Ltd, 2024. Murray & Currie Ltd Registered in Scotland No. SC 342 656