



8/7 Sienna Gardens,
Edinburgh, EH9 1PG



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Situated in the highly sought-after Sciennes area of Edinburgh, just a short stroll from the expansive open green spaces of The Meadows, this well-presented top floor flat offers comfortable modern living in an excellent location.

Forming part of a modern development, the property benefits from a secure entry system, residents' parking, double glazing, and gas central heating throughout.

The accommodation comprises a welcoming entrance hallway with a large storage cupboard, leading to a bright and spacious lounge featuring an attractive box bay window. The modern kitchen is fitted with a range of base and wall-mounted units and includes an oven, hob, extractor hood, fridge/freezer, dishwasher, and washing machine, all of which are included in the sale.

There are two generously proportioned double bedrooms, both benefiting from fitted wardrobes, along with a well-appointed shower room with window.

Offering generous accommodation in a desirable central location, this excellent flat is sure to appeal to a wide range of buyers and early viewing is highly recommended.

There is a factoring arrangement in place for the upkeep of common areas including the maintenance of any common buildings, outdoor areas, stair cleaning and buildings insurance. The current factor is Charles White with a monthly payment of approximately £100.

Area Description

Sciennes is a very popular location close to the city centre, Marchmont, Newington and Bruntsfield districts with a wealth of amenities including specialists shops, restaurants and leisure facilities. Pleasant walks can be enjoyed at The Meadows and adjoining Bruntsfield Links



Accommodation

Lounge:	5.49m x 3.2m (18' x 10'6")
Kitchen:	3.2m x 3.05m (10'6" x 10')
Bedroom 1:	3.89m x 3.53m (12'9" x 11'7")
Bedroom 2:	4m x 2.51m (13'1" x 8'3")
Shower Room:	2.08m x 2.06m (6'10" x 6'9")



Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

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