12/6 Sciennes
| EDINBURGH | EH9 1NH

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Well presented two bedroom, second floor, flat forming part of a traditional tenement building located in the heart of Edinburgh within close proximity of the city centre, Holyrood and Arthur's Seat alike and surrounded by excellent local amenities, quick transport links and pleasant walks this property would make an ideal first time buy or buy to let investment.

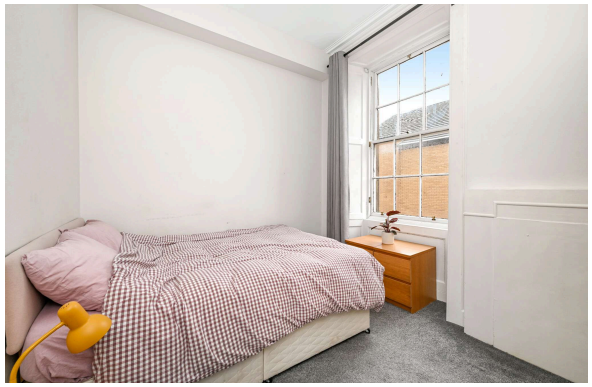
The accommodation comprises of a welcoming entrance hallway with secure entry, a bright dual paned living/dining room with bespoke shelving and a large storage cupboard, well proportioned principal double bedroom with generous fitted storage, further double bedroom, a good-sized kitchen fitted with floor and wall units with integrated, and space for, appliances, and completing the accommodation is the separate shower and wc closets. Further benefits include sash and case windows, gas central heating, and externally a communal garden and permit parking. Early viewing is essential to fully appreciate this lovely property in a well-connected location.

- Traditional second floor tenement flat in a well connected location
- Welcoming entrance hallway with security entry phone
- Bright and spacious living/dining room with large storage cupboard
- Fitted kitchen
- Two double bedrooms, one with fitted storage
- Shower and wc closets
- Gas central heating
- Sash and case windows
- Communal rear garden
- On street residents' permit parking

Council tax C. Energy Rating C

Factor- approx. £25 per month

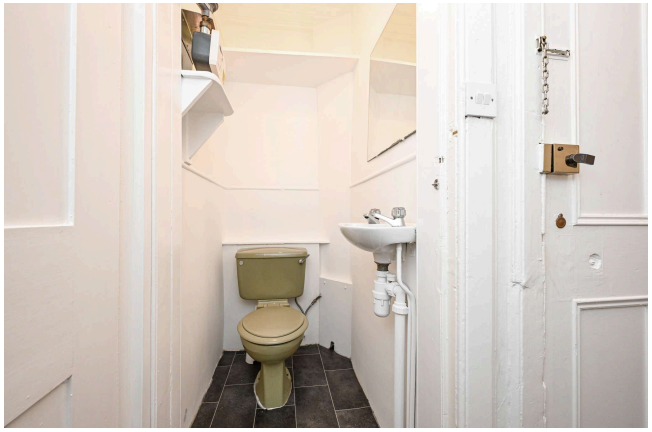
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

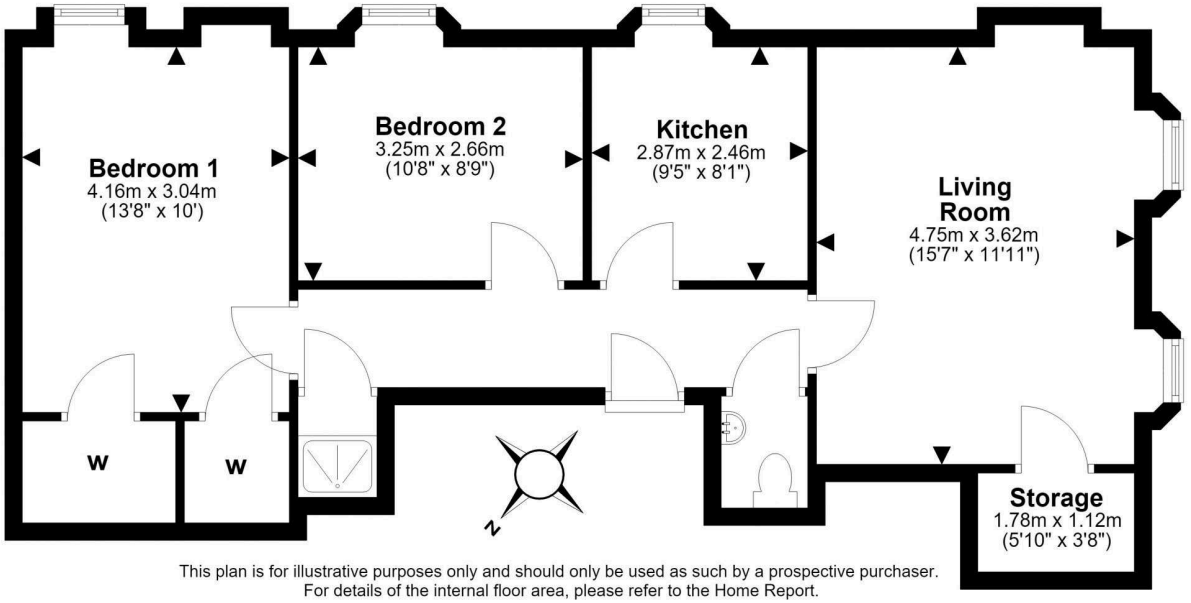


All fixtures, fittings, integrated kitchen appliances, curtains, blinds and furniture will be included in the sale. Two lamps , wooden stool in the bedroom & cushions, throws on sofa and beddings will not be included in the sale.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

Sciennes is an extremely sought after area in Edinburgh's southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area borders the green expanse of the Meadows whilst Arthur's Seat, one of the City's famous landmarks is also nearby. There is an extensive choice of shops available and plenty of fashionable bars, cafes and restaurants in Newington and Bruntsfield. Leisure and sporting opportunities are also in abundance. Regular bus services run to the City Centre and other areas, whilst The Royal Infirmary and Scottish Parliament are easily accessible. There is good quality schooling, both in the public and private sectors.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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