



2f4, 2 Sciennes House Place, Edinburgh, EH9 1NW

Tastefully Presented, One-Bedroom, Second-Floor Flat

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Property Description

Light and tastefully presented, one-bedroom, second-floor flat, forming part of a traditional stone-built tenement. Set on a quiet side street, moments from the open spaces of The Meadows parklands, in the sought-after Sciennes area, just south of Edinburgh city centre.

Comprises an entrance hall, open-plan living room and kitchen, a double bedroom, a bathroom, and a WC.

With a vibrant city centre location, offering an ideal starter home or buy-to-let opportunity, ideally placed for the city centre and universities. Features include a modern fitted kitchen with appliances, extensive quality wood flooring, and light neutral decor.

In addition, there are double-glazed sash and case windows, gas central heating, tall ceilings and generous room sizes.

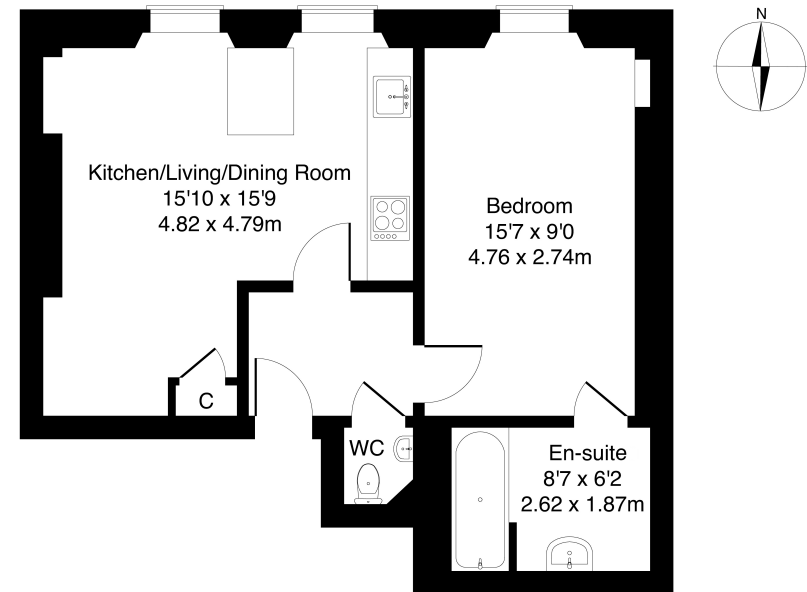
There is a secure entry system, a well-maintained communal stair with a skylight cupola, a shared drying yard, and zoned parking on the surrounding streets. All furnishings are also available for inclusion in the sale.

Welcoming you into the property, the hallway provides access to all rooms, creating a seamless and functional living space, with a convenient WC neatly set off to the side. The open-plan living room and kitchen is finished with contemporary flooring throughout and light décor, with two large windows allowing plenty of natural light to fill the space.

The kitchen is fitted with ample countertops, a tiled-effect splashback, ceramic sink with drainer, integrated oven and induction hob with canopy above, washing machine and fridge/freezer, while a breakfast bar provides additional seating options. The bedroom continues the same matching flooring from the hallway and further benefits from an en-suite bathroom, complete with a three-piece suite and shower over the bath.



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Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Sciennes is a highly sought-after residential area just south of Edinburgh city centre, neighbouring the vibrant districts of Marchmont, Bruntsfield, and Newington. The area boasts a variety of specialist shops, cafes, pubs, and restaurants, with the nearby Cameron Toll Shopping Centre providing a Sainsbury's superstore and additional retail options. Residents benefit from access to excellent schooling, including James Gillespie's Primary and

High School, as well as George Heriot's School. Open green spaces nearby include Bruntsfield Links and The Meadows, while Holyrood Park, Arthur's Seat, and the Salisbury Crags lie just to the east. The city centre's attractions and major shopping streets are all easily reachable on foot. Frequent bus services run along Causewayside, Grange Road, and Newington Road, ensuring excellent public transport links.





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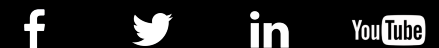
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