



9/2 Sciennes House Place
SCIENNES | EDINBURGH | EH9 1NN


warner's
solicitors & estate agents



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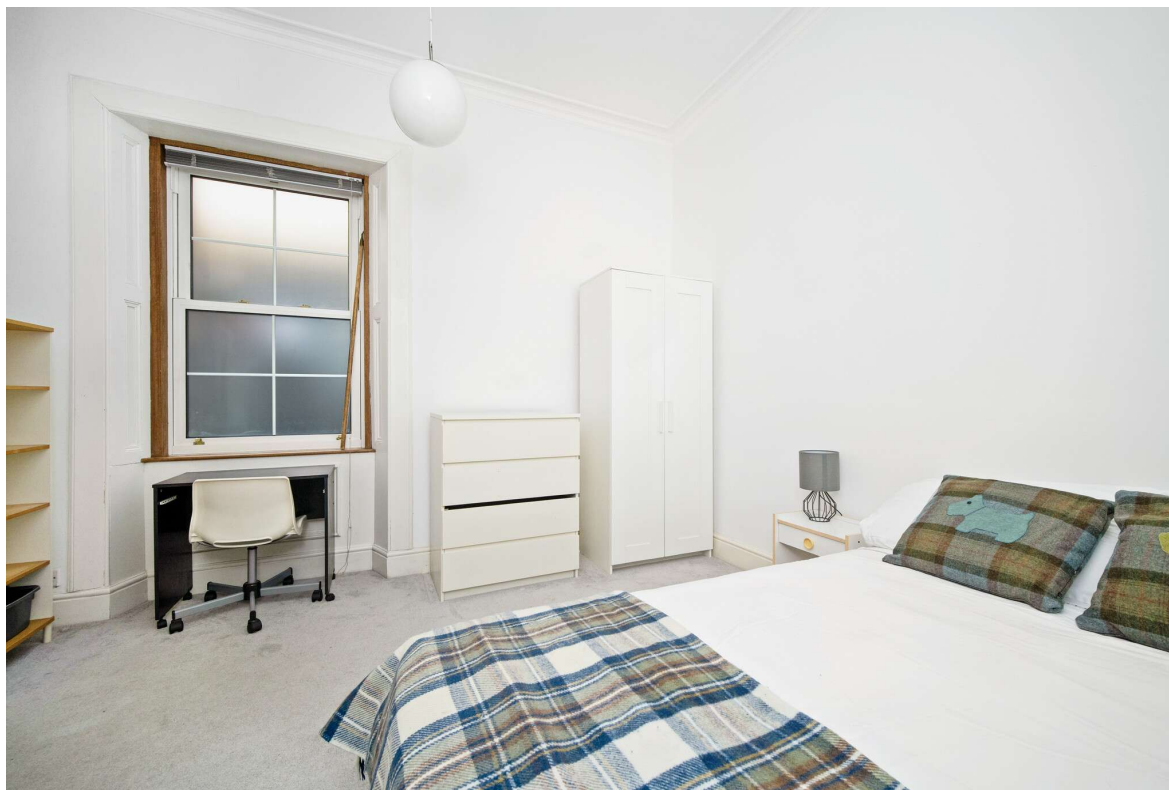
Nestled on a quiet street in the heart of Sciennes and Newington, moments from the Meadows, excellent amenities and a myriad of university buildings is this ground floor apartment. Steeped in history, forming part of the building where the renowned poet Robert Burns met the literary giant Sir Walter Scott. This historical gem exudes charm and character, making it a unique find in a tranquil, yet well-connected location.

Set just off a charming courtyard the property comprises a welcoming entrance hallway, a bright open plan lounge/kitchen with a contemporary kitchen section, dining space and living area, two well-proportioned double bedrooms and the flat is completed by a stylish wet room with shower.

- Traditional historic tenement ground floor apartment
- Charming communal courtyard
- Close to university buildings
- First rate shops, cafes bars and restaurants on your doorstep as well as the Meadows and Arthur's Seat
- Welcoming hallway
- Bright open plan lounge/kitchen
- Two large double bedrooms
- Stylish wet room with shower
- Additional storage available in hallway, currently housing a freezer

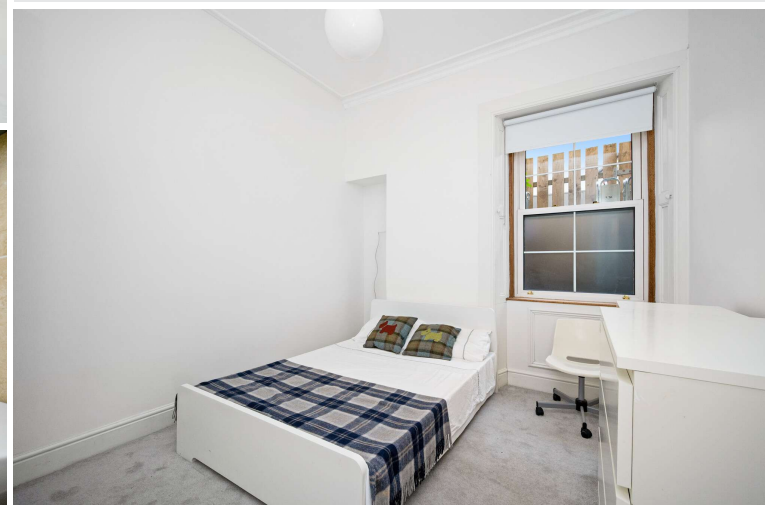
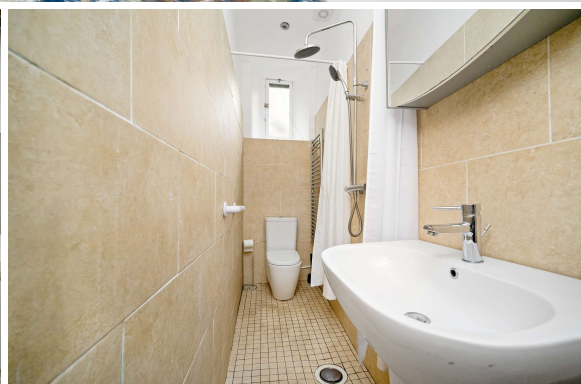
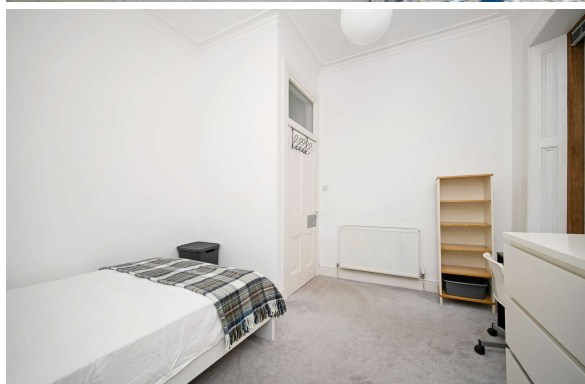
Energy rating D, Council tax band C, There is no factor associated with this property.

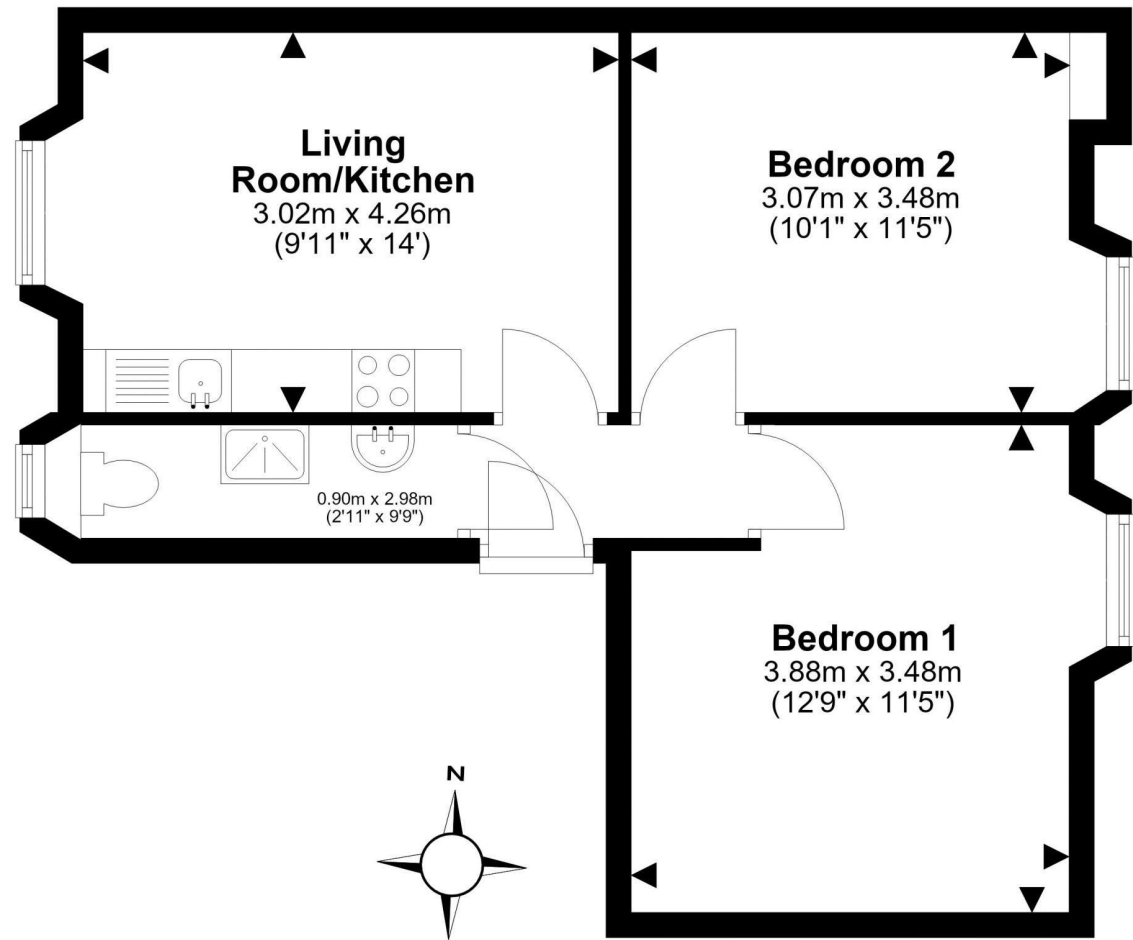
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the extremely popular Sciennes area of Edinburgh, which lies to the south of the city centre. The property is beautifully positioned to take advantage of a good range of shopping outlets in the vicinity, supported by the usual banks, building societies and postal services. Further amenities can be found at Newington and Bruntsfield, both locations being easily accessible. Leisure facilities are excellent and include a variety of fashionable bars and restaurants, in addition to the Festival Theatre and the Royal Commonwealth Pool. The flat is situated within the catchment area for the highly regarded Sciennes primary school and is close to a number of university buildings, the Royal Hospital for Sick Children, the Edinburgh Dick Veterinary College and the site for the Scottish Parliament. An efficient public transport network is on hand which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.

Extras included in this sale will be blinds, fridge, electric oven, gas hob, washing machine and freezer. Other items of furniture can also be included in this sale.





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.