



8/1 Sciennes Road,
Edinburgh EH9 1LE



Two Bedroom Ground Floor Flat with south facing private garden

 2 Bed  1 Bath  1 Reception

Situated in the highly sought-after residential district of Sciennes, with The Meadows just moments away, 8/1 Sciennes Road is an outstanding end of terrace 2 bedroom ground floor flat with a south facing private garden. The interior of the property is superbly presented, having been renovated by the current owner with works including a new kitchen and bathroom and new boiler with smart thermostat. The flats offers a bright contemporary feel whilst retaining a number of attractive period features. The accommodation, in brief, comprises – entrance hallway with storage, sitting room with feature fireplace and wood burner, stylish kitchen / breakfast room, 2 double bedrooms, and bathroom with separate shower. There is a well maintained shared garden located to the rear of the building.

Features

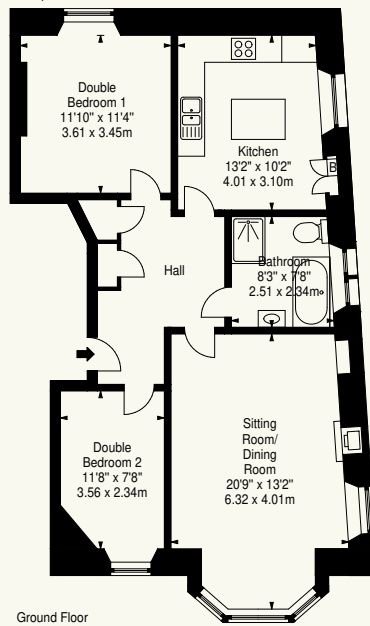
- Sought after location, close to city centre
- Excellent local amenities
- Living room with feature fireplace
- Kitchen / breakfast room
- 2 double bedrooms
- Bathroom with separate shower
- Excellent storage
- Shared rear garden
- EPC Rating D

Offers Over £410,000

Sciennes Road,
Edinburgh,
Midlothian, EH9 1LE



Approx. Gross Internal Area
823 Sq Ft - 76.46 Sq M
For identification only. Not to scale.
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Ground Floor



Sciennes is a highly sought-after area, situated approximately a mile south of Edinburgh's city centre. It offers a wide variety of local amenities including convenience and speciality shops, along with a number of coffee shops, bars and restaurants. The property is just a stone's throw from Bruntsfield Links and The Meadows is directly across the road, where facilities include children's

playgrounds, tennis courts, a croquet lawn and a pitch and putt. Excellent walks can also be enjoyed on Blackford Hill, Hermitage of Braid and in the Pentland Hills. Access to the city centre is easy both on foot and by bus. Excellent schooling is represented in both the state and private sector.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm (no appointment necessary) or by appointment

Contact Lindsay on:

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🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.