

4 (3F2) Sciennes House Place, Sciennes, Edinburgh, EH9 1NW



Description

Charming dual-facing top floor flat commanding an enviable gable end setting within a traditional tenement building and situated in a high amenity area convenient for the central universities and the open green spaces of The Meadows. Benefiting from an impressive south-facing view to the rear this attractive flat is located in a quiet street yet is close to an excellent range of amenities and bus routes, and offers an enticing opportunity for individuals, city professionals, and buy to let investors.

- Hallway with storage
- Twin windowed living room with feature fireplace providing a lovely focal point
- Kitchen
- Double bedroom with fitted storage
- Bathroom with shower over bath
- Separate WC
- Gas central heating
- Secure entry system
- Well maintained secure shared rear garden
- On street permit parking - Zone 7
- New boiler installed in 2025

Extras

All window coverings and fitted floor coverings and white goods, comprising electric cooker, fridge-freezer and washing machine are included in the sale. Other items may be available by separate negotiation.

Factor

The building is factored by Trinity Factors for approx. £40 per month according to the vendor. This includes upkeep of common areas including the small garden and property owners liability insurance.



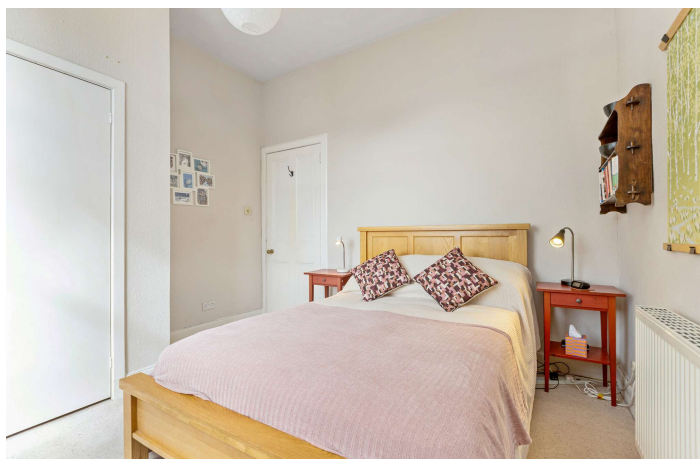
Location

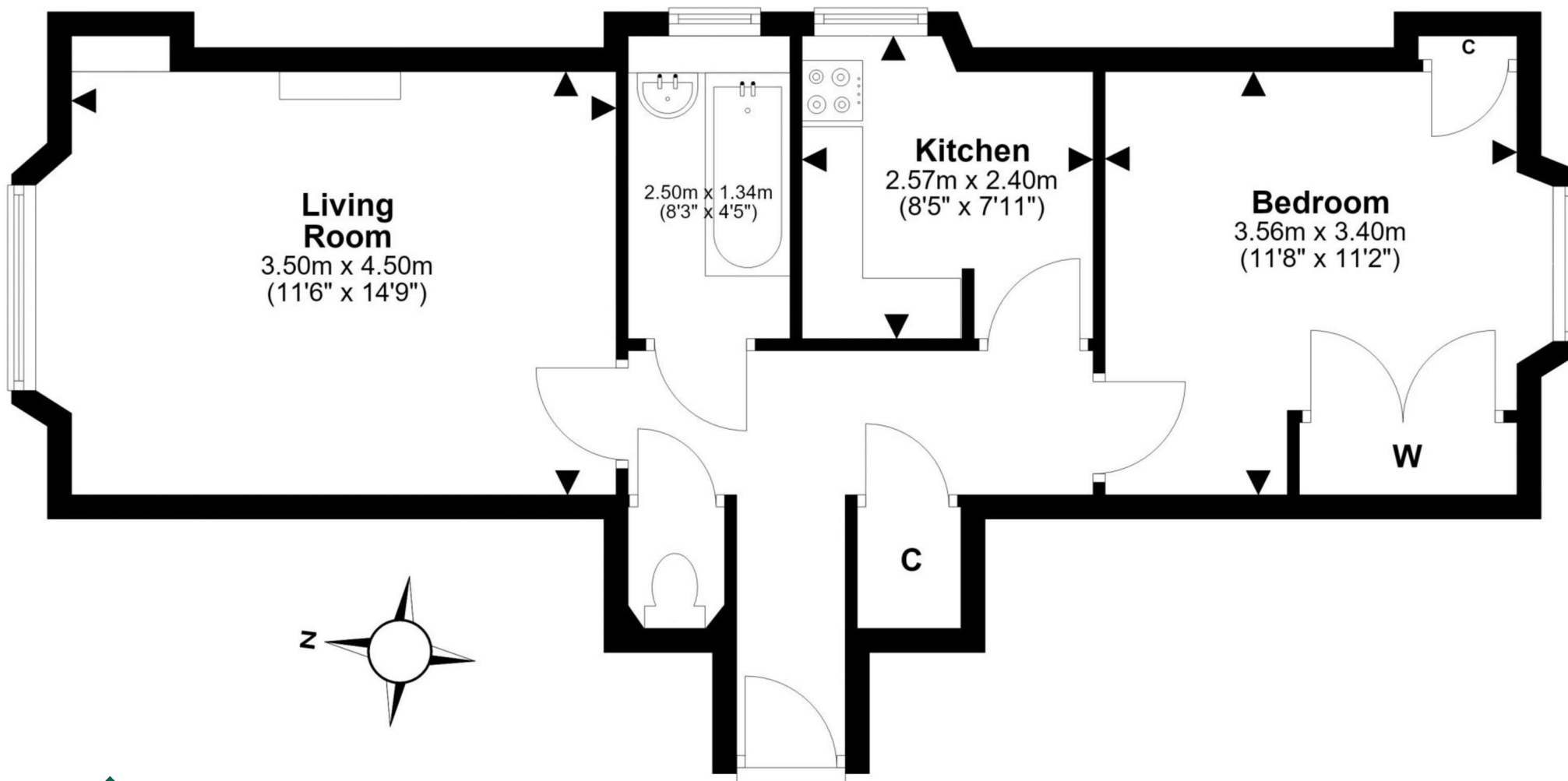
Sciennes is a sought-after area a mile south of Edinburgh's city centre. A wide variety of local amenities can be found very near to the property, including a Sainsbury's Local and Tesco Express. Many independent retailers in Newington, Marchmont and Bruntsfield are within easy walking distance, including wine merchants, coffee shops, restaurants, and delicatessens. For recreational opportunities, the open spaces of the Meadows are a few minutes away, offering tennis courts, children's play areas and pitch and putt, with easy running routes and beautiful tree lined paths. The Royal Commonwealth Pool is a 10 minute walk away, with Arthur's Seat just beyond. Edinburgh University's George Square is in easy walking distance and Kings Buildings campus is a short bus ride away (also walkable). Edinburgh city centre is very readily accessible by bus but is also in walking distance. Many bus routes pass close by, and nearby Newington Road offers frequent and direct bus services to most parts of the city and beyond, including to the Royal Infirmary, Edinburgh University Easter Bush campus, Portobello and IKEA, and the area has many cycle lanes and paths.

EPC Rating: D

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





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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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

espc