

SIMPSON & MARWICK



11 Sciennes Road, Sciennes, Edinburgh, EH9 1LG



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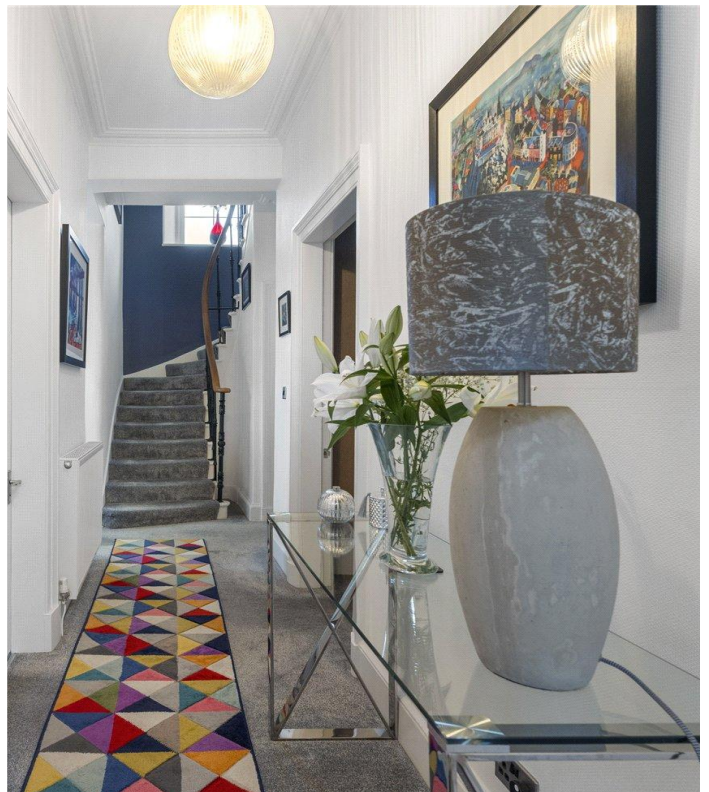
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EPC: E (52)

Council Tax - E

Charming three-bedroom detached house in prime Edinburgh location.



- Charming 3 bedroom detached house
- Spacious lounge filled with natural light
- Generous kitchen/diner
- 3 well-sized bedrooms
- Private low maintenance garden with patio & decking area
- Double glazing and gas central heating
- On street parking, with permit option
- Prime location, easy access to the City Centre

This well-presented three-bedroom detached house which was built as the Janitors home for Sciennes Primary is nestled in the desirable area of Sciennes, Edinburgh.

On the ground floor, the spacious lounge welcomes you with ample natural light, providing a perfect space to relax and unwind. Adjacent to the lounge is the kitchen/diner, offering generous space for family meals and entertaining. The sitting room provides an additional area for relaxation or can be utilized as a home office. A convenient WC and a utility room complete the downstairs accommodation, offering practicality for everyday living.

The first floor comprises three well-sized bedrooms, each providing comfortable living space, perfect for families or guests. The contemporary bathroom caters to comfort with modern fittings. An attic, accessed via a Ramsay ladder, offers additional storage space, adding to the home's functionality.

The property boasts double-glazed windows, gas central heating with a pressured tank boiler that has been serviced regularly over the past six years, ensuring warmth and efficiency. Externally, the private gardens feature a low maintenance layout with patio and decking areas, complemented by a side lean-to, bar, and hot tub — ideal for outdoor entertaining. Parking is available on the street with a permit option.

Location

Situated in Sciennes, this property offers easy access to Edinburgh's City Centre, renowned for its vibrant culture, extensive shopping options, and excellent dining experiences. The area is well-served by public transport, ensuring straightforward connections to wider Edinburgh and beyond.

Fixtures and Fittings

The sale includes all fitted blinds, curtains, and light fittings.

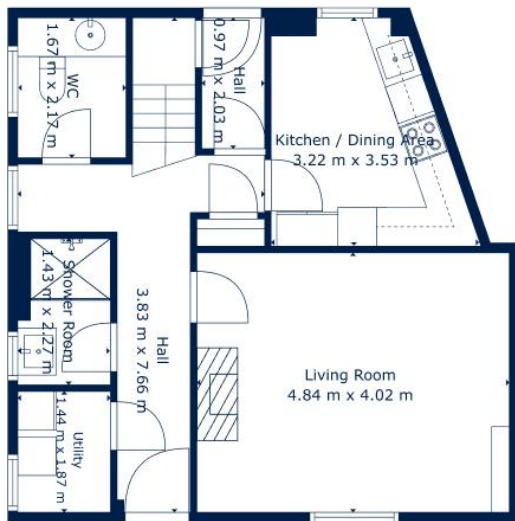
Viewing Details

By appointment through Simpson & Marwick.

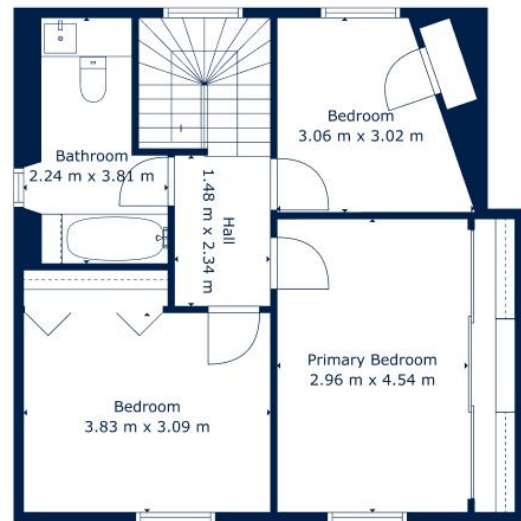


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Ground Floor



1st Floor

For identification purposes only.
Not to scale.

11 Sciennes Road

Sciennes, Edinburgh, EH9 1LG

Approx. Gross Internal Area:
1205.56 Sq Ft (112 Sq M)

Simpson and Marwick

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		