



3/3 (1f1) Sciennes Hill Place
Newington, Edinburgh, EH9 1NP

CALL US ON 0131 447 4747

3/3 (1f1) Sciennes Hill Place, Newington, Edinburgh, EH9 1NP

For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Shared secure entry.
- Reception hall with storage.
- Attractive & generously proportioned living room with feature fire.
- Dining/kitchen with appliances.
- Two double bedrooms.
- Bathroom with shower.
- Separate WC.
- Gas central heating.
- Double glazing.
- Original features.
- Communal garden to rear.
- Permit & metred parking.



GENERAL DESCRIPTION

A first-floor flat part of a traditional tenement building in the vibrant and much sought-after Newington district of the city. The property is within walking distance of Edinburgh City Centre itself and there is a wide range of local amenities close at hand. The property would make an ideal purchase for a professional person or couple or perhaps for letting purposes with its close proximity to a range of university buildings.

COUNCIL TAX BAND - D
TRAIN STATION - APPROXIMATELY 1.2 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT - APPROXIMATELY 9.7 MILES TO EDINBURGH AIRPORT.
BUSES - WITHIN 100 METRES.

LOCATION

Newington is a thriving community in Edinburgh's Southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat, one of the City's famous landmarks and also borders the green expanse of the Meadows. There is an extensive choice of shops including Tesco and Sainsbury stores, plus banking and post office services. The Cameron Toll Centre offers shopping facilities open seven days a week. Leisure and sporting opportunities are in abundance and include the Festival Theatre, the Queen's Hall, Dynamic Earth, the Royal Commonwealth Pool and plenty of fashionable bars, cafes and restaurants. The property is conveniently placed for those connected to the Royal Infirmary and Scottish Parliament. Regular bus services run to the City Centre and other areas, whilst Waverley Railway Station and the City Bypass are both within easy reach.

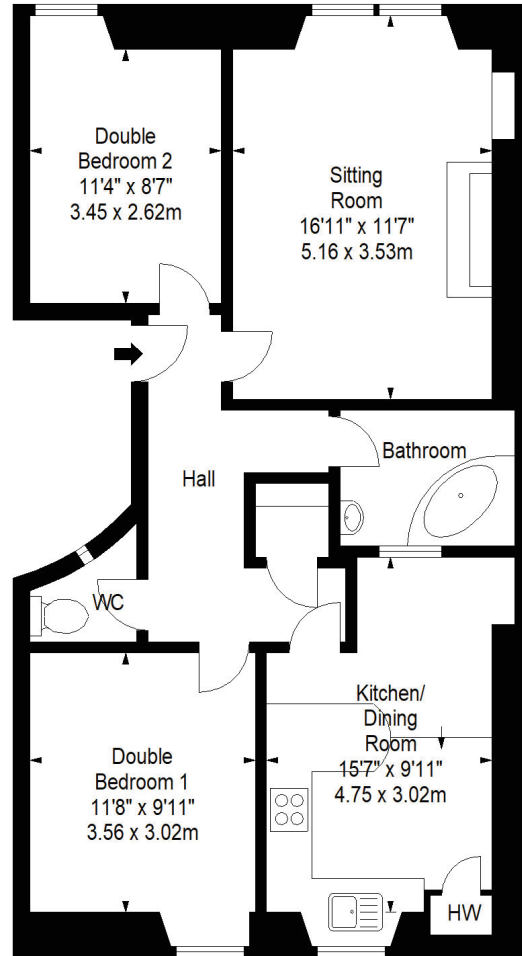
EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING FRIDGE/FREEZER, DISHWASHER AND AUTOMATIC WASHING MACHINE FOR ALL OF WHICH THERE ARE NO GUARANTEES. THE FREESTANDING WARDROBES WITHIN BEDROOM ONE WILL ALSO BE INCLUDED WITHIN THE FOR-SALE PRICE.



**Sciennes Hill Place,
Edinburgh,
EH9 1NP**



Approx. Gross Internal Area
767 Sq Ft - 71.25 Sq M
For identification only. Not to scale.
© SquareFoot 2022



First Floor



**ENERGY PERFORMANCE
CERTIFICATE RATING C**

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.