



13/7 Sciennes Road,  
Marchmont, Edinburgh, EH9 1LG

CALL US ON 0131 447 4747

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- Shared security entry.
- Reception hall with excellent storage.
- Open plan living room/kitchen with appliances.
- Breakfast bar with stools.
- Two generously proportioned double bedrooms (one could be used as a living room).
- Boxroom.
- Shower Room.
- Gas central heating.
- Many original features.
- Communal garden to rear.
- Permit & metered parking.



## GENERAL DESCRIPTION

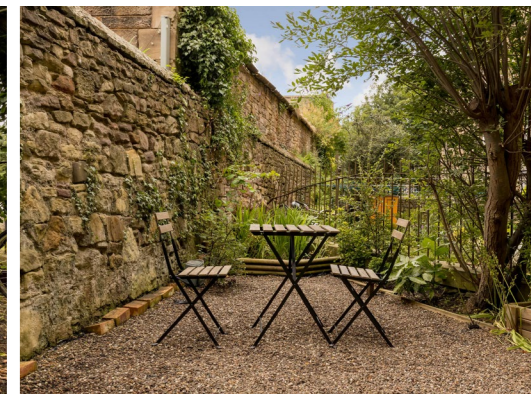
A well presented second floor flat part of a traditional tenement building in the highly regarded and much sought after Marchmont district of the City within walking distance of the City Centre and a wide range of local amenities. The property would make an ideal purchase for a professional person/couple or perhaps for letting purposes.

**COUNCIL TAX BAND:** D.  
**TRAIN STATION:** APPROXIMATELY 1.2 MILES TO EDINBURGH WAVERLEY STATION.  
**AIRPORT:** APPROXIMATELY 8.9 MILES TO EDINBURGH AIRPORT.  
**BUSES:** WITHIN 100 METRES.

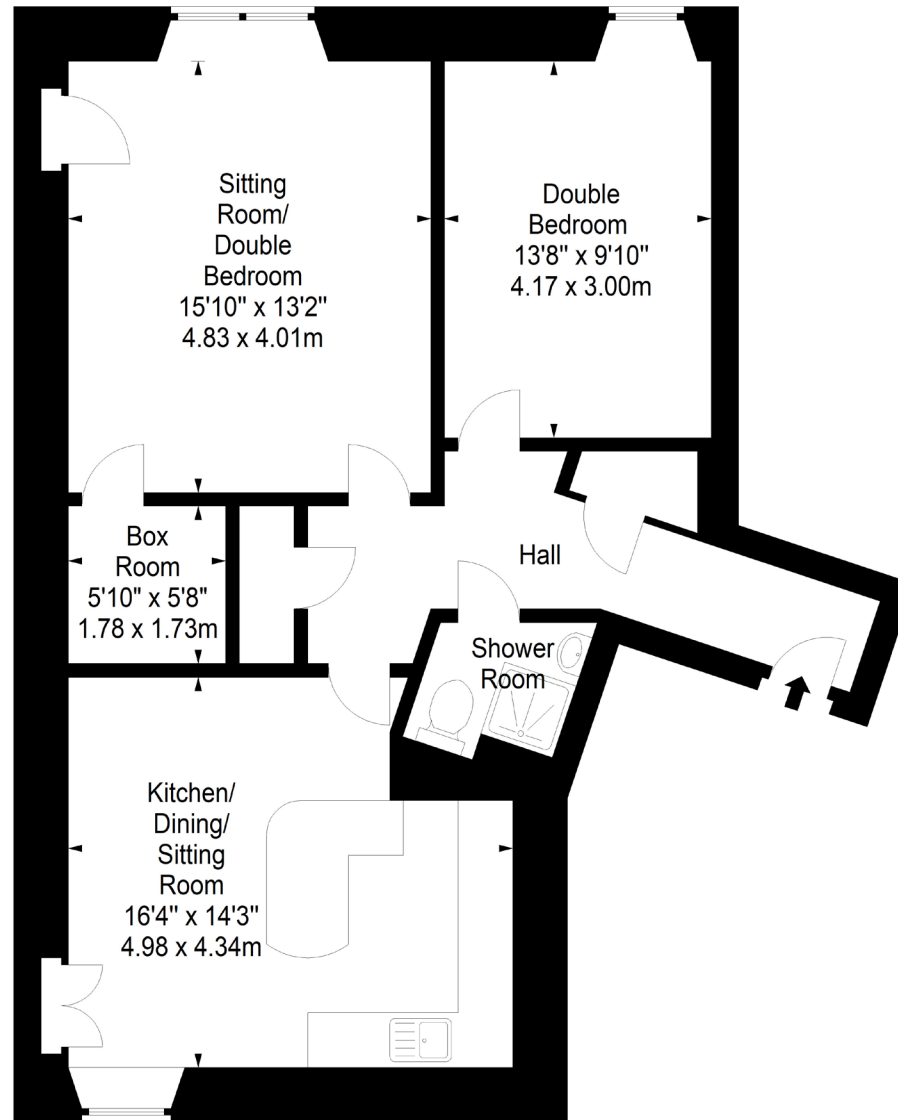
## LOCATION

Marchmont is an extremely popular area to the south of the city offering a wide variety of local amenities which include independent specialist shops, coffee shops, bars & restaurants, along with larger supermarket offerings such as Sainsburys Local and a large Waitrose Supermarket in neighbouring Morningside. The property is a short walk from The Meadows and Bruntsfield Links which benefit from a children's playground, tennis courts, bowling green and a pitch and putt course. Also within easy reach is Blackford Hill and Hermitage of Braid which have numerous walks available. For the sports enthusiast, Warrender Swim Centre which also has a gym is ideally located and there are several excellent golf courses within easy reach, including Merchants of Edinburgh and Craigmillar Park Golf Course. Sciennes Primary and James Gillespie's High School are the catchment schools in the area, with private schools nearby including George Watson's College, Merchiston Castle School and George Heriot's School. The city centre is easily accessible both on foot and by bus and the city bypass is nearby which connects into the motorway network North, South and West.

**EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING COOKER, COOKER-HOOD, FRIDGE/FREEZER AND AUTOMATIC WASHING MACHINE. ALL FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION. THERE ARE NO GUARANTEES FOR ANY OF THE WHITE GOODS.**



Approx. Gross Internal Area  
797 Sq Ft - 74.04 Sq M  
For identification only. Not to scale.  
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Second Floor



ENERGY PERFORMANCE  
CERTIFICATE RATING C