



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# 3 (PF1) Sciennes Hill Place

Newington, Edinburgh, EH9 1NP

## 3 (PF1) Sciennes Hill Place

Enjoying a peaceful central address, a short stroll from the Meadows and outstanding local amenities, this ground-floor tenement flat offers charming period interiors with classical décor, original features, and stylish fittings. The home features two rear-facing double bedrooms, a bathroom and separate WC, a bright reception room, and a sleek contemporary kitchen. Access to a sunny communal garden and on-street parking (Controlled Zone 7) completes this highly appealing city residence.

Extras: All fitted floor and window coverings and light fittings are included in the sale.



## Property Summary

- Central location on quiet no-through road
- Stylish interiors with period features
- Ground-floor tenement flat
- Secure entry system
- Hall with storage
- Elegant living/dining room with storage
- Contemporary kitchen
- Two rear-facing double bedrooms
- Bathroom with rainfall shower-over-bath
- Handy separate WC
- South-facing communal garden
- Controlled on-street parking (Zone 7)
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - D





Two rear-facing double bedrooms, bathroom with rainfall shower-over-bath and a south-facing communal garden



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**dream property!**



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property@ralphsayer.com  
0131 225 5567  
www.ralphsayer.com

Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP

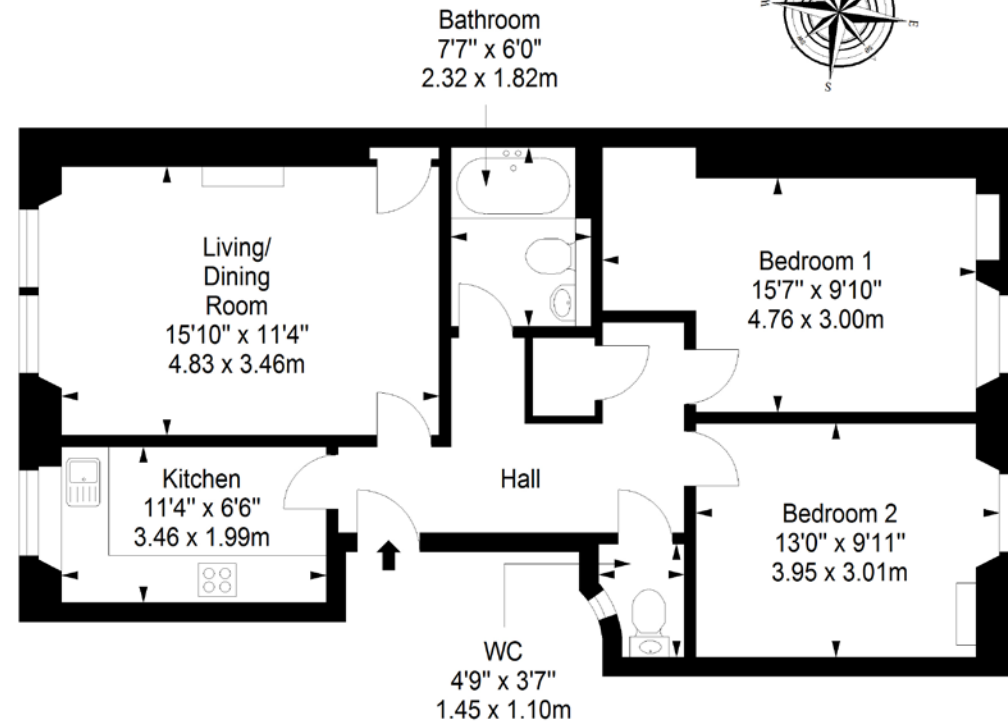
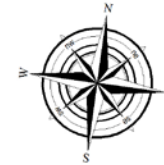
 **CHARTERED FIRM**

**DISCLAIMER**

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. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, 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.

**Ground Floor**  
Approx. 69.2 sq. metres (744.9 sq. feet)



Total area: approx. 69.2 sq. metres (744.9 sq. feet)