



4/13 SCIENNES HOUSE PLACE

Sciennes, Edinburgh, EH9 1NW



1

Public Room



1

Bedrooms



1

Bathroom

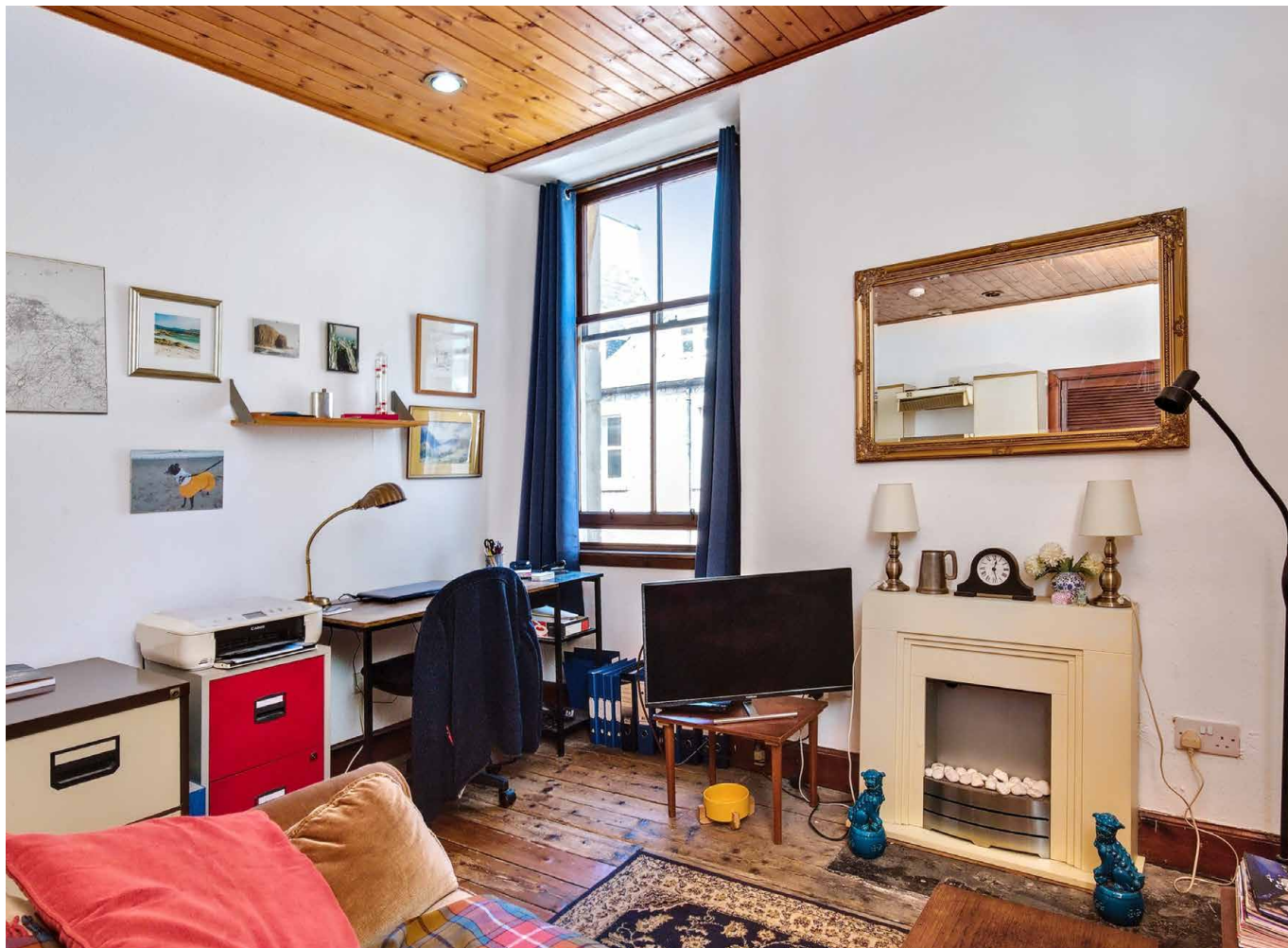


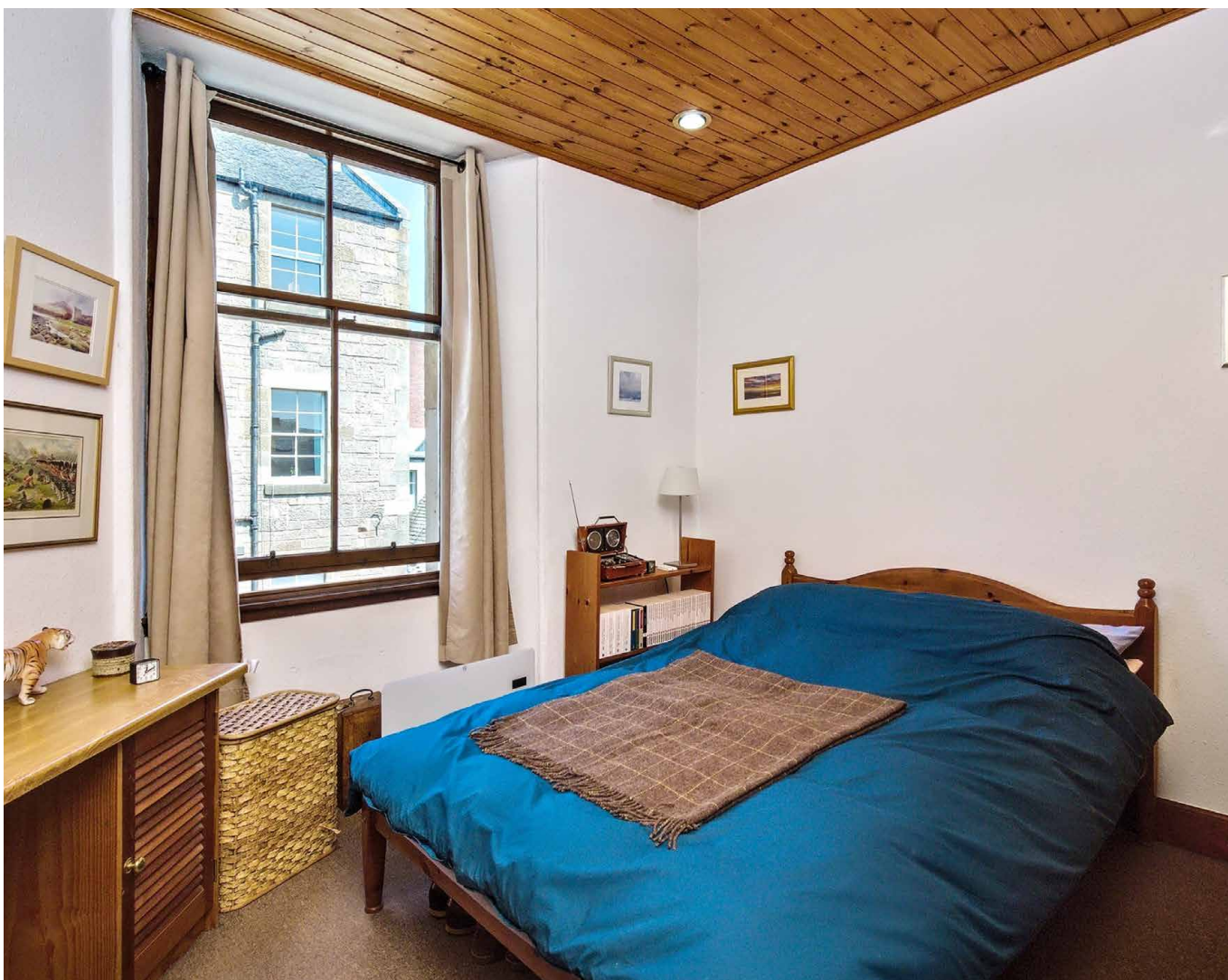
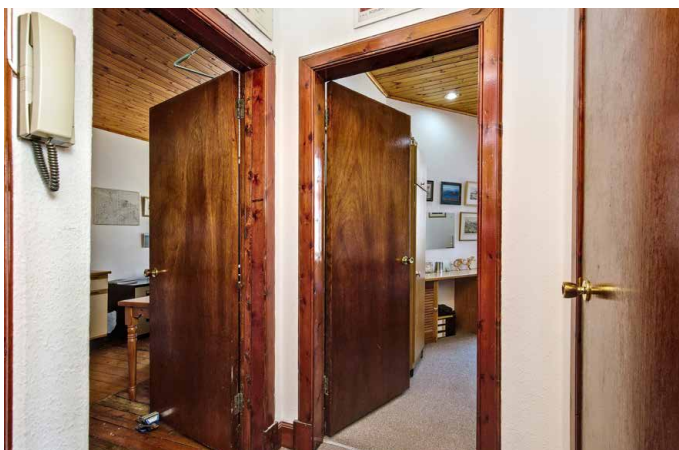
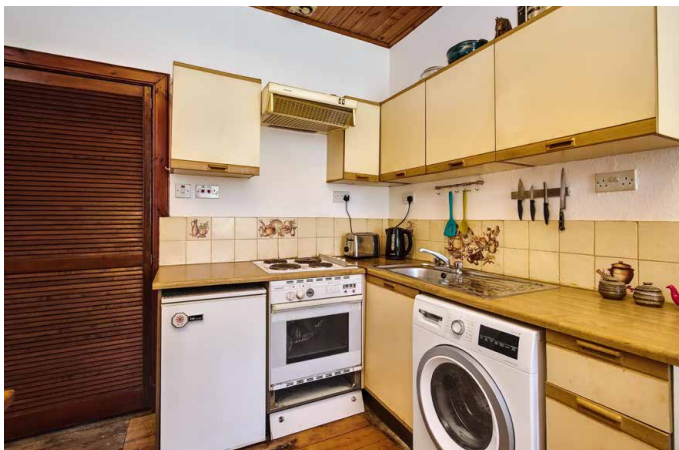
4/13 SCIENNES HOUSE PLACE

This traditional second-floor city flat is a one-bedroom residence with a convenient location that will prove highly popular with a wide variety of buyers, including city professionals, first-time purchasers, couples, and buy-to-let rental investors. The home is neutrally decorated throughout, and it features an open-plan living area, and an airy double bedroom with good built-in storage to help keep the interiors neat and tidy. It also has access to a charming shared garden that is fully enclosed.

Located in Sciennes, the flat has a highly sought-after setting in the capital. It is within easy walking distance of fantastic amenities, as well as a wealth of popular restaurants, bars, and cafes. It is also within walking distance of some of Edinburgh's best loved green spaces, including The Meadows, Arthur's Seat, and Blackford Hill. Regular bus links are a stone's throw away for easy commutes into the city centre, which is also just a brisk 25-minute walk away.







E

EPC
RATING

B

COUNCIL
TAX BAND

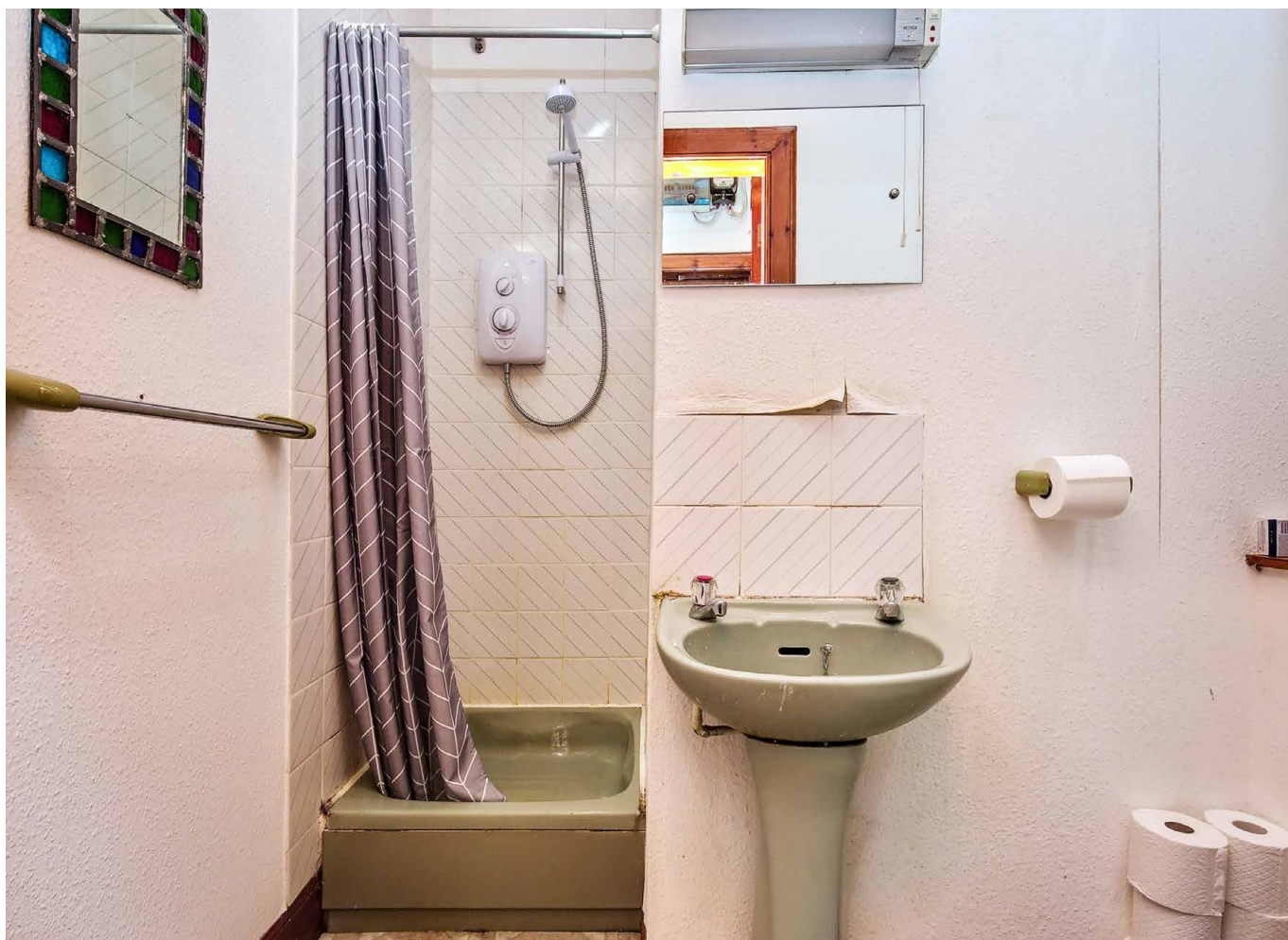
VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

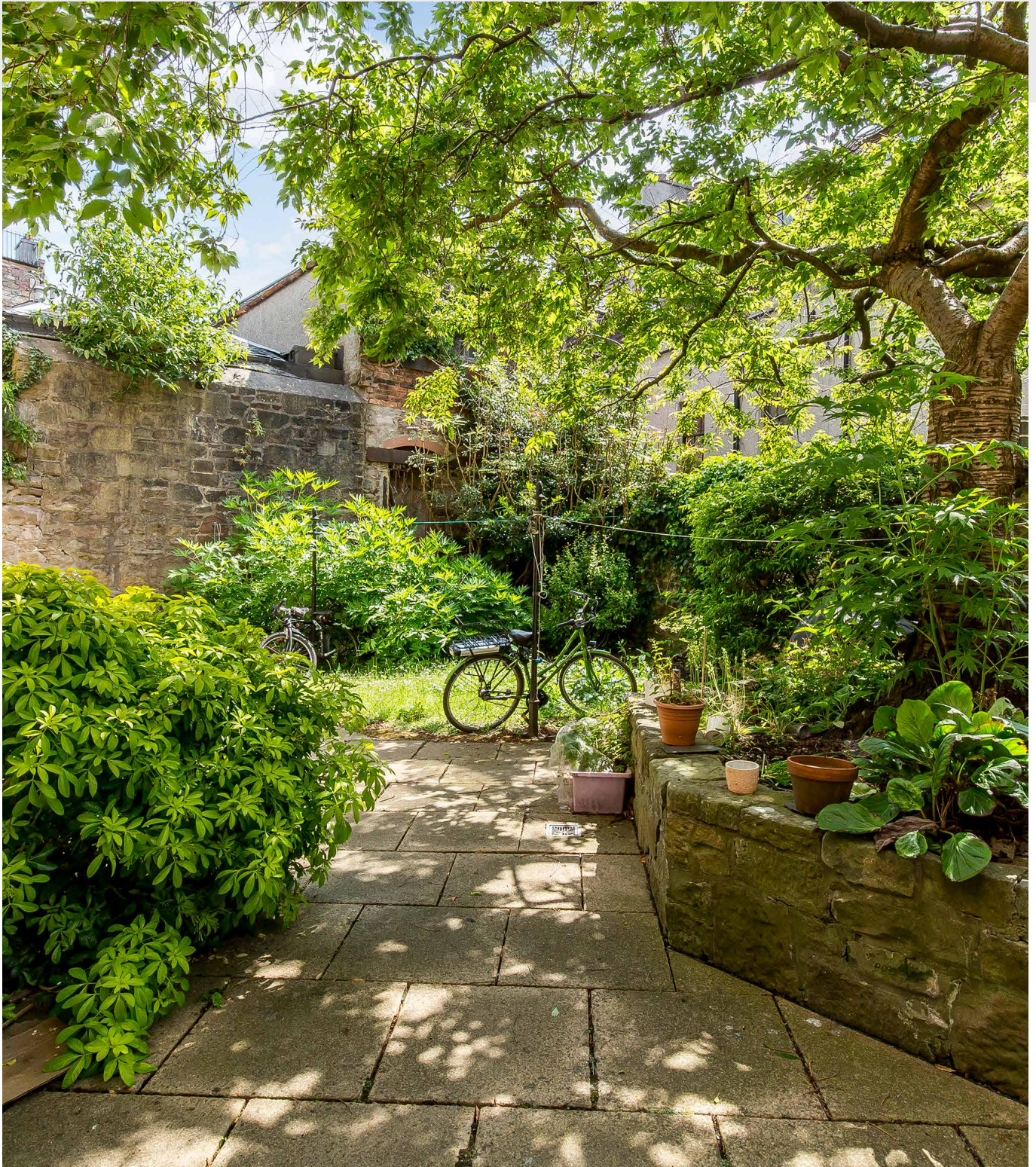
- Second-floor city flat with neutral décor
- Part of a traditional tenement building
- In The Grange conservation area
- Secure telephone-entry system
- Entrance hall with built-in storage
- Open-plan kitchen and living room
- Double bedroom with built-in wardrobes
- Three-piece shower room
- Mature communal garden
- Controlled permit parking (Zone 7)





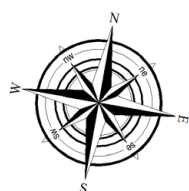


Extras: Integrated kitchen appliances are included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



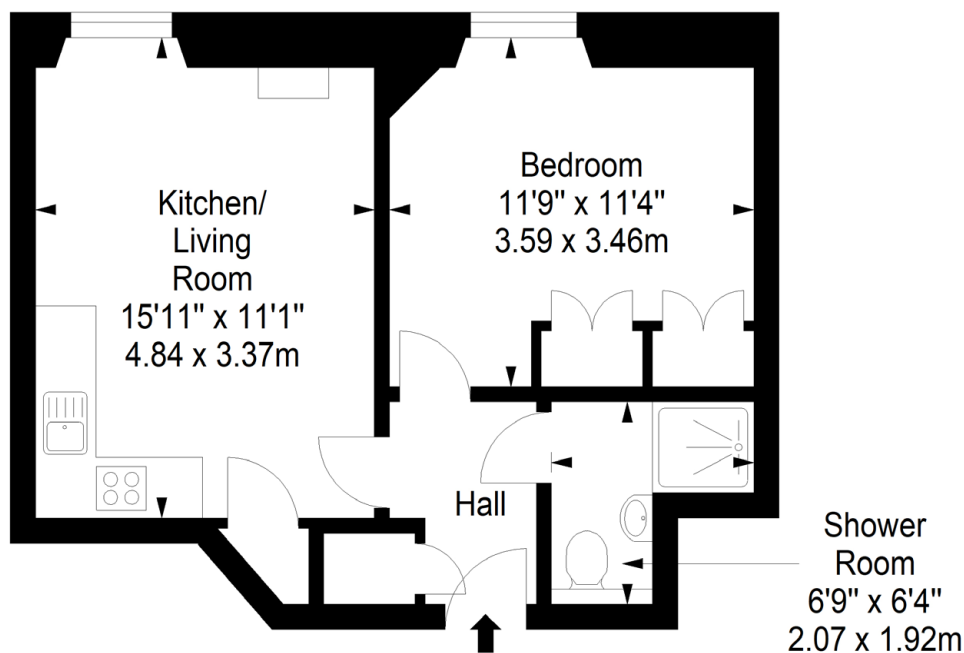
THE GRANGE, EDINBURGH

Nestled on Edinburgh's highly desirable south side, between The Meadows, The Grange, and vibrant Newington, small but perfectly formed Sciennes is cherished for its leafy, tranquil setting and convenient central location. Equally popular with students, young professionals, and families, Sciennes offers a buzzing social scene fuelled by a blend of trendy and traditional cafes, pubs, and restaurants in the vicinity. Residents also enjoy fantastic local services and amenities, including a wealth of high-street stores, independent retailers, and express supermarkets right on their doorstep. Cultural attractions include Summerhall (a dedicated creative hub with studios and exhibition spaces) and The Queen's Hall, which is home to the Scottish Chamber Orchestra. Sport and fitness enthusiasts have their pick of several gyms and studios including the Royal Commonwealth Pool, which boasts three pools, three fitness studios, and a state-of-the-art gym. Alternatively The Meadows offers no shortage of space for outdoor exercise, as does vast Holyrood Park and Arthur's Seat. Sciennes is within the catchment area for well-regarded schools in the public sector and offers swift access to Edinburgh's many independent schooling options. The area is served by excellent public transport links travelling across the city, and also allows easy access to Edinburgh City Bypass and the M8/M9 motorway network.



First Floor

Approx. 35.0 sq. metres (376.7 sq. feet)



Total area: approx. 35.0 sq. metres (376.7 sq. feet)



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