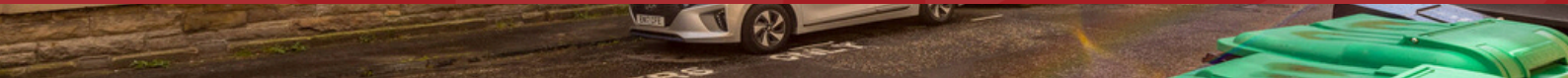




PF3, 4 Sciennes House Place
Newington, EH9 1NW

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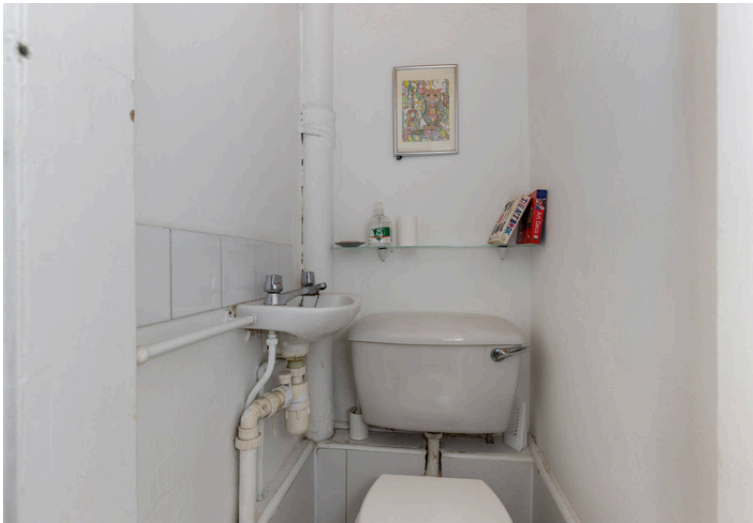


GROUND FLOOR FLAT

- Living Room/Kitchen
- Double Bedroom
- Shower Room
- Separate W.C.
- Shared Rear Garden
- Double Glazing
- EPC Rating – E



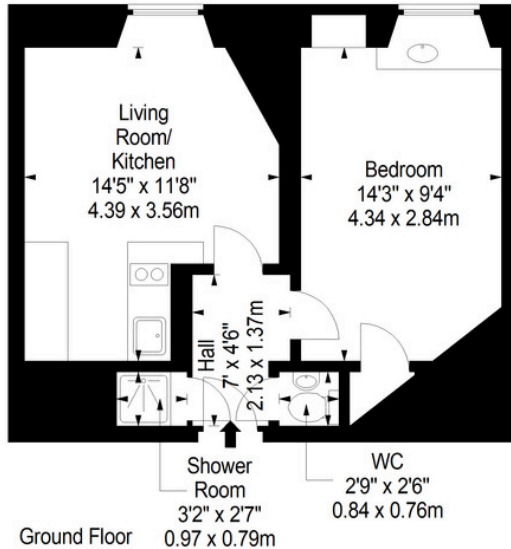
This well-presented ground floor flat is situated in the popular and central area of Newington, close to an abundance of local shops, restaurants and leisure facilities. The University of Edinburgh, Edinburgh Commonwealth Pool, Holyrood Park, The Meadows and the city centre are all easily accessible. The accommodation comprises; bright, open-plan living room/kitchen, good-sized double bedroom, shower room and separate W.C. There is a neatly maintained, shared garden to the rear and on-street permit parking in the area. The property is fully double glazed and has electric heating. Included in the sale are the fitted floor coverings, oven, hob, hood, fridge-freezer, washing machine and lightshades. The appliances included are sold as seen with no warranty provided.



**Sciennes House Place,
Edinburgh,
Midlothian, EH9 1NW**



Approx. Gross Internal Area
369 Sq Ft - 34.28 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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