

47 SCIENNES ROAD

SCIENNES, EDINBURGH, EH9 1NS

Desirably situated in Sciennes, within the Grange Conservation Area, this distinguished five-bedroom detached residence lies just moments from the scenic greenery of The Meadows and the bustle of Newington's amenities. Now requiring modernisation and potential reconfiguration, the spacious period villa presents an exciting opportunity to create a perfectly designed family home with secure three-car parking and an enclosed south-facing garden — all in one of Edinburgh's most attractive central locations and a catchment area for excellent schools.





— The property expert behind the personalised service
MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

Mark Cullerton

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SCIENNES
ROAD



Property Name

47 Sciennes Road

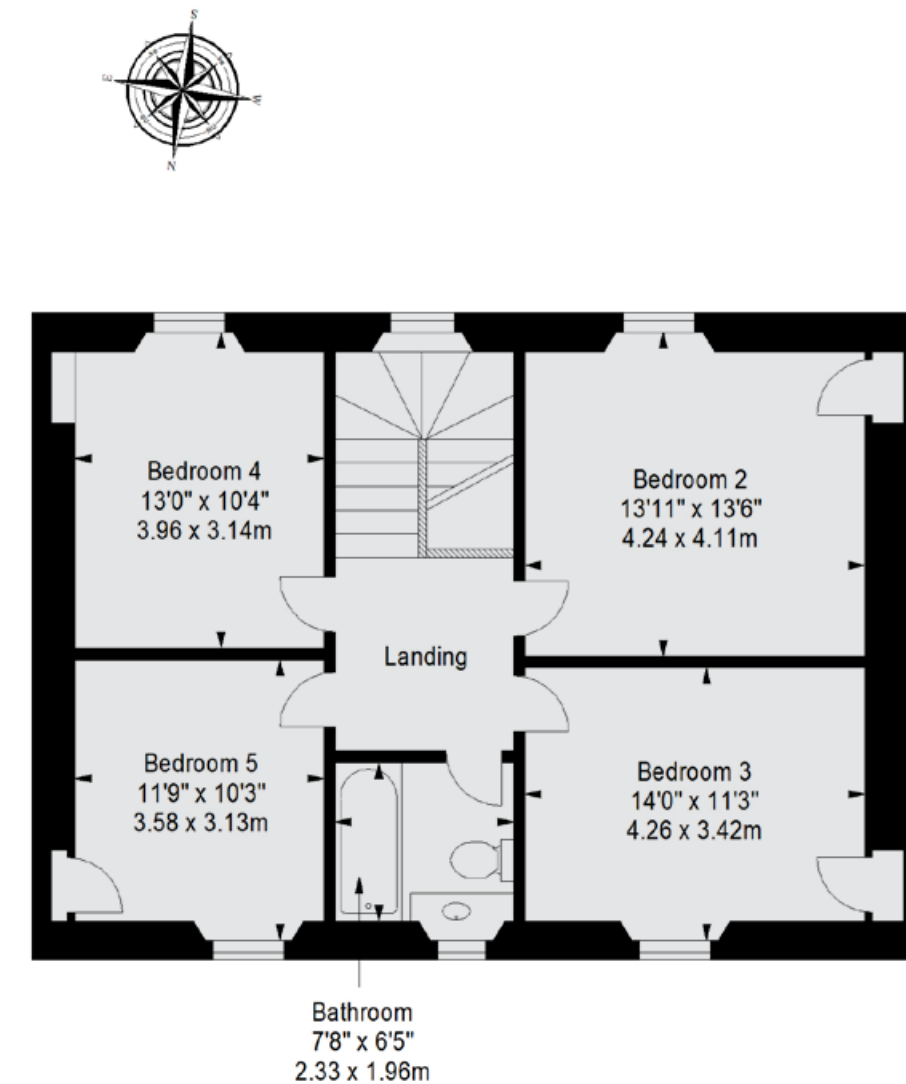
Location

Sciennes, Edinburgh, EH9 1NS

Approximate total area:

202 sq. metres (2174.4 sq. feet)

 - Ground Floor  - First Floor



A short stroll from the green expanses of The Meadows and Holyrood Park



A generous detached
Period home

47 Sciennes Road stands proudly on an enclosed end plot, rear south-facing with lovely established gardens and private parking, in a quiet corner of Edinburgh's sought-after Southside - a prime residential location, just a short stroll from the green expanses of The Meadows and Holyrood Park. This fantastic setting combines a tranquil atmosphere with outstanding convenience, lying close to top-ranking schools and a vibrant array of shops, pubs, cafés, world eateries, and major cultural venues. Day and night bus services provide excellent links across the city, while main road connections offer swift access out of Edinburgh.

GENERAL FEATURES

Sought-after Southside location, close to the Meadows
Set within the Grange Conservation Area
Detached period villa with excellent potential
An appealing option for urban families
Home Report value - £950,000
EPC Rating - E

ACCOMMODATION FEATURES

Entrance vestibule and bright hall
Bright living room with a log-burner and storage
Elegant formal dining room connected to:
Versatile south-facing conservatory
Kitchen - accessible from the conservatory and living room
Principal suite with a wet room
Four further double bedrooms with storage
Bright bathroom with a shower-over-bath
Sun-filled study, off the living room
Practical utility room and store
Partial gas central heating (with recently installed/serviced boiler) and full double glazing

EXTERNAL FEATURES

Established enclosed gardens to the front and south-facing rear
Useful external store
Shared gated access to a single-car driveway and attached tandem garage



Entrance

vestibule and bright hall

Formerly a merchant’s house and stables complex, the 19th-century sandstone property retains its rich period character — including an inviting symmetrical frontage — while offering exciting scope to add modern-day style and functionality for family living. Gated side access through original stone walling leads to a driveway and tandem garage, providing ample secure parking – a major asset in such a central location. A neat front garden creates a welcoming approach to the brass-detailed front door, which opens into a vestibule laid with authentic encaustic floor tiles, followed by the naturally illuminated entrance hall beyond.





Two charming

reception rooms

The two principal reception rooms lead directly off the hall. The living room is a bright yet cosy retreat, centred around a log-burning stove set in a classical mahogany-toned surround. An open Edinburgh Press provides space to showcase books and ornaments, while intricate cornicing and a picture rail add further period charm.



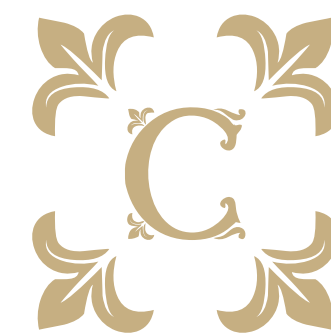
A bright living room with a log-burner and storage. The room features a large window with patterned curtains, a wooden log-burner with a mantel, and a built-in wooden storage unit. The walls are covered in patterned wallpaper, and the floor is carpeted in a reddish-brown color. A chandelier hangs from the ceiling.

A bright
living room
with a
log-burner
and storage

Across the hall

Across the hall, the elegant dining room features a cornice, a central rose, and a focal-point fireplace with a (currently disconnected) gas fire. This formal entertaining and family space opens onto the garden via a south-facing conservatory that draws natural light inside and leads to the kitchen.





Plus...

a conservatory and study

A study is connected to a bright living room with a log-burner and the versatile south-facing conservatory is connected to the elegant formal dining room.

A kitchen ready for an exciting redesign

An excellent opportunity



The kitchen, reached from the living room and conservatory, currently features fitted cabinetry and downlit worktops, integrated with an electric oven and hob. Now in need of upgrading, it presents an excellent opportunity for the next owner to create a bespoke kitchen tailored to their tastes and requirements.

Accessible from the dining room is a bright and spacious utility room featuring a good selection of fitted units and downlit workspace, alongside plumbing for a washing machine. Before reaching the utility room, there is a shelved pantry cupboard and a bright store that houses the boiler, recently installed (April 2024) and serviced. Subject to consents, there is scope to open up the rear layout, creating a contemporary, sun-filled kitchen and family space that connects seamlessly to the garden.



A graceful curved

staircase ascends to the first floor, illuminated by a feature stained-glass window

The large upper landing, which includes a loft hatch, leads to four well-proportioned double bedrooms.

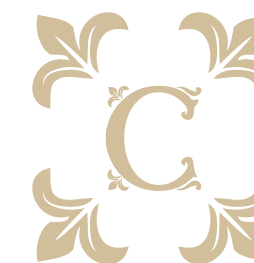




The principal suite featuring a wet room

Also on the ground floor is the principal suite, comprising a double bedroom with decorative cornicing and attractive garden views, complemented by a spacious, easy-access wet

room with a modern WC suite and heated towel rail. This conveniently positioned suite is equally ideal for guests or those seeking to accommodate older relatives.





Four further spacious double bedrooms

A graceful curved staircase ascends to the first floor, illuminated by a feature stained-glass window. The large upper landing, which includes a loft hatch, leads to four well-proportioned double bedrooms. Each room features classical elements,

including cornicing and a shelved Edinburgh Press, providing concealed storage. The rear-facing bedrooms boast charming twelve-pane windows with secluded south-facing views over the garden.



A bright family bathroom

with bath and overhead shower

Completing the upper level is a family bathroom with superb natural light. Though now in need of modernisation, it includes a WC, a basin and vanity unit, and a bath with an overhead shower.

Enclosed established gardens

facing south to the rear



The villa sits within private, well-maintained gardens. Its front garden provides kerb appeal, set behind traditional metal railings and a gate, with a mix of lawn and borders, including elegant roses. This attractive landscaping extends into the secure rear garden, which is hugged by rustic stone walls and bathed in sunlight due to its south-facing orientation. The garden also features an attached external store with light, offering space for garden tools.

A walled side section of the plot provides secure gated access for both pedestrians and vehicles – the latter shared with a neighbouring property. This leads to a private one-car driveway and an attached tandem garage, with convenient gated access to the rear of the property.



Nestled in Edinburgh's highly desirable Southside, 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 the Edinburgh City Bypass and the M8/M9 motorway network.



Sciennes

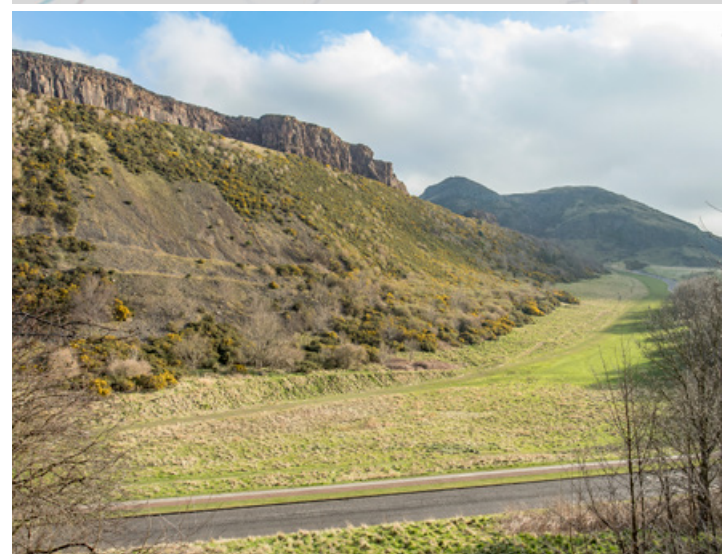
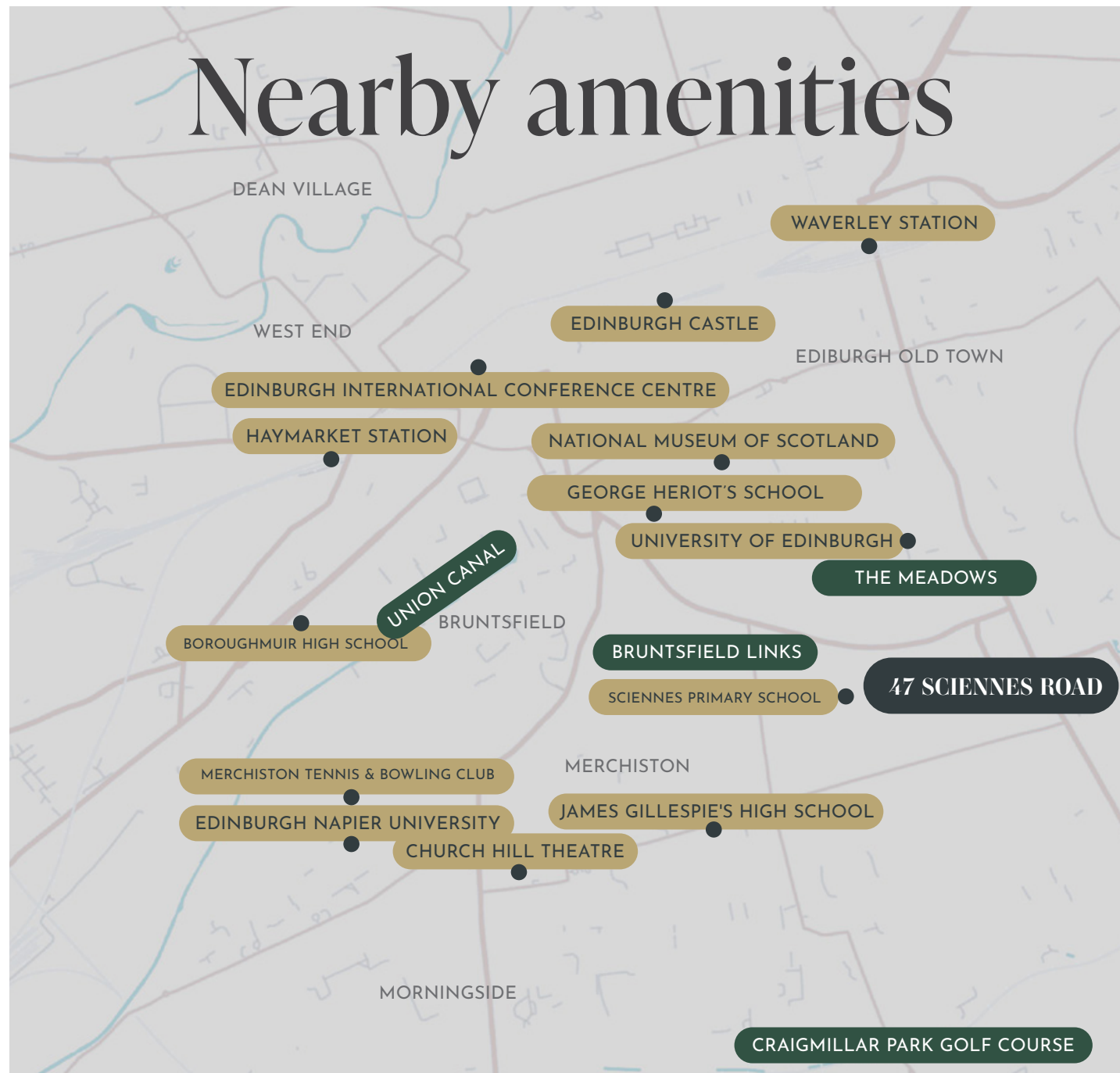
Edinburgh





The Meadows offers no shortage of space for outdoor exercise, as does vast Holyrood Park and Arthur's Seat

Nearby amenities



Cherished for its leafy, tranquil setting and convenient central location

SCHOOLS

Sciennes Primary School, St Peter's RC Primary School, James Gillespie's High School, and St Thomas of Aquin's High School, a choice of independent schools nearby, the University of Edinburgh campuses

CULTURE

Festival Theatre, The Queen's Hall, and Summerhall

SHOPPING

Outstanding choice of artisan cafés, bars, restaurants, shops, and supermarkets along Nicolson Street and South Clerk Street, with further amenities at Cameron Toll Shopping Centre

#1

A HISTORIC,
SOUGHT-AFTER AREA
JUST SOUTH OF
EDINBURGH CITY CENTRE

LOCATION



A much sought-after city district to the south of the city centre

TRANSPORT



Buses – 14, 30, 31, 33, 42, 51

City centre – 1.2 miles

Waverley train station – 1.1 miles

Edinburgh International Airport – 8.4 miles

SPORTS

Craigmillar Park Golf Course, Peffermill Playing Fields, Royal Commonwealth Pool

PARKS

The Meadows, Arthur's Seat, Holyrood Park, Duddingston Loch, Inch Park

FOOD & DRINK

XXX

— *Where truly bespoke service is the cornerstone of our ethos*

WELCOME TO CULLERTON'S

At Cullerton's, every client enjoys the dedicated expertise of a seasoned consultant who personally oversees the sale or purchase of their property from inception to completion—without exception.

Whether buying, selling, developing, or investing, we provide unwavering representation at every stage. Our distinguished team of consultants, coupled with our multiple award-winning service, is further enhanced by the finest marketing materials in the Scotland — ensuring our clients gain a distinct advantage in an ever-evolving international property market.

To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

— *Contact us*

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— *Property Consultant*

MARK CULLERTON



For further information on this property, or to arrange a viewing, contact Mark, who will be delighted to assist you.

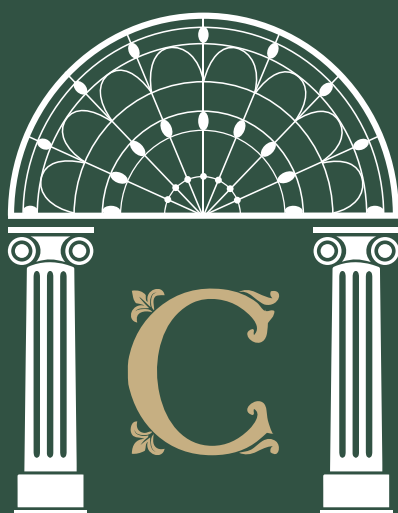
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— *About Mark*

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Mark lives in Blackhall with his family and is, at heart, a devoted family man. Warm, sociable, and down-to-earth, you will find him in his kitchen, where he loves nothing more than cooking up a storm for family and friends. Whether spending quality time at home, running around after one of his three sons, or teeing off with friends, Mark brings the same spirit of care and connection to all he does.



CULLERTON'S

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SCAN TO DISCOVER MORE

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