

2 (2F2) Sciennes House Place, Newington, Edinburgh, EH9 1NW





## 2 (2F2) Sciennes House Place | Newington | EH9 1NW

### Description

Charming traditional second floor flat commanding an enviable gable end setting within a traditional tenement building and situated in a high amenity area convenient for the central universities and the Meadows. Benefiting from a south-west facing aspect, this attractive flat is located in a quiet street yet is close to an excellent range of amenities and bus routes. The flat would make an ideal first time buy or investment purchase and comprises:-

- Hall
- Living/dining room
- Kitchen
- Double bedroom
- Shower room
- Gas central heating
- Secure entry system
- Shared rear garden
- Permit parking

### Extras

The cooker, washing machine and fridge/freezer are included. Interested parties should note that no warranties or guarantees will be provided with regard to the working condition of any of the appliances. Additional items of furniture may be available by separate negotiation.

**EPC Rating:** C

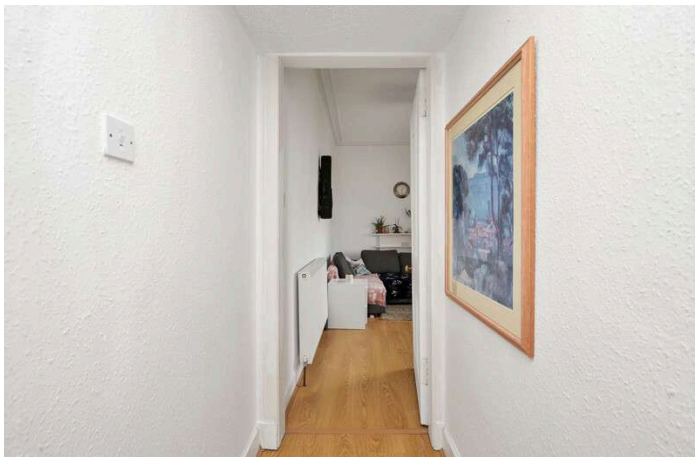
### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

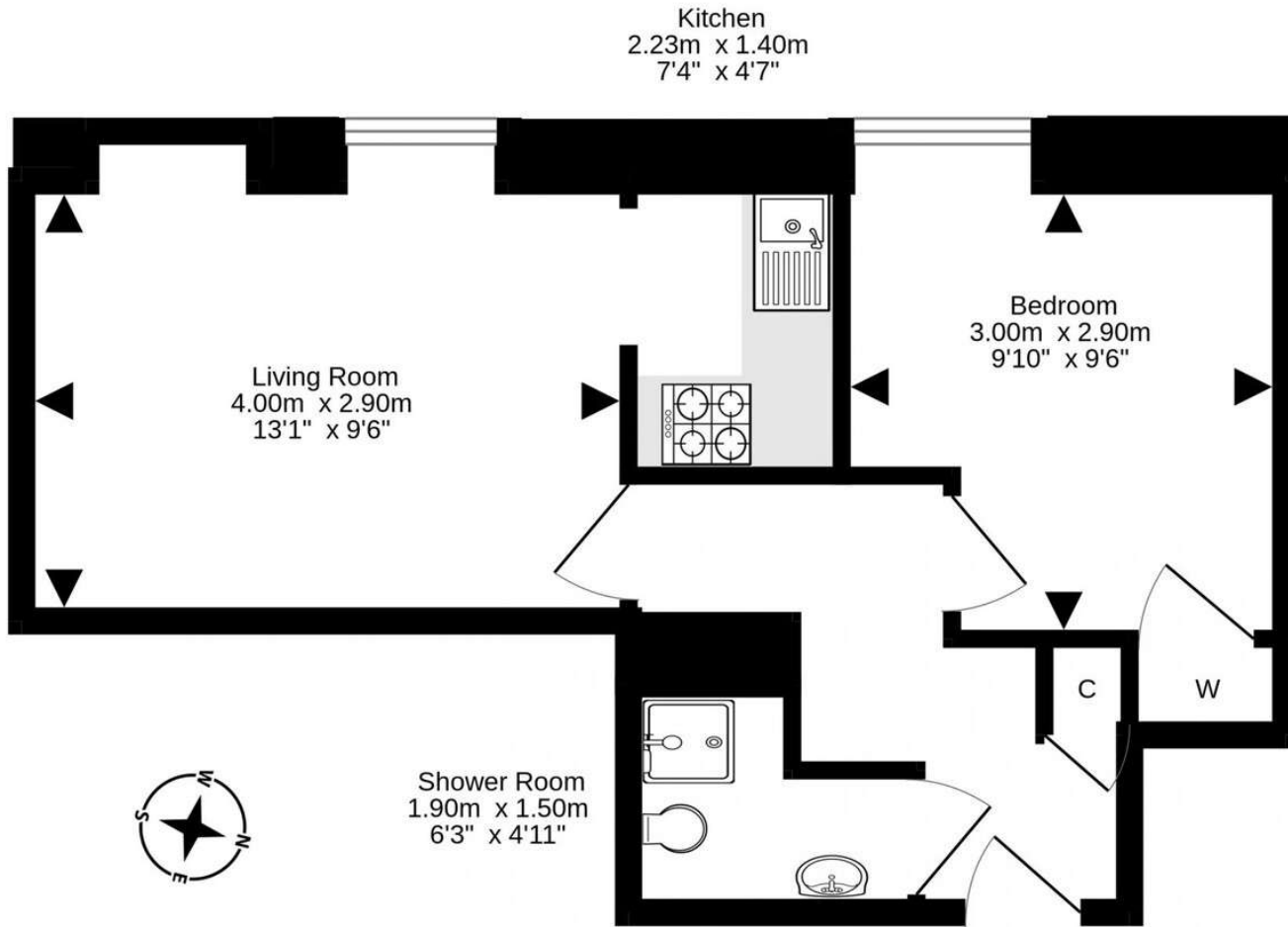


## Location

Located in the south of the capital, approximately two miles from the city centre, Newington is a thriving community in Edinburgh's Southside. It's most popular amongst families, city dwellers and students due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat, one of the city's famous landmarks, and also borders the green expanse of the Meadows. This diverse demographic is reflected in the dynamic social scene and atmosphere, which is fuelled by an exciting blend of artisan coffee shops, pubs, bars, and cuisine from all corners of the globe. This is heightened further during the summer months when the area is transformed into the beating heart of the Edinburgh Festival Fringe. Residents enjoy access to an eclectic mix of independent shops, express supermarkets and high street retailers along Nicolson Street and South Clerk Street, with more extensive shopping facilities available at Cameron Toll shopping centre. Sciennes Primary and James Gillespie's High School are the catchment schools in the area, with private schools nearby including George Watson's College and George Heriot's School whilst the area is served by comprehensive public transport links travelling across the city, day and night.







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
 Made with Metropix ©2024



1 Inverleith Terrace  
 Edinburgh  
 EH3 5NS  
 T: 0131 557 3188  
 F: 0131 557 6561  
[www.connormalcolm.com](http://www.connormalcolm.com)

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, 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. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. 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.

