

**5A Sciennes Gardens
Edinburgh EH9 1NR**

Offers Over £415,000

- Charming two bed upper villa
- Period features
- Bay windowed lounge
- Kitchen with wall and floor storage
- Family Bathroom
- Private garden
- Driveway and Garage
- External automated lighting

Council Tax Band: E

Tenure: Freehold

Annual Service Charge: N

Shared Ownership: N



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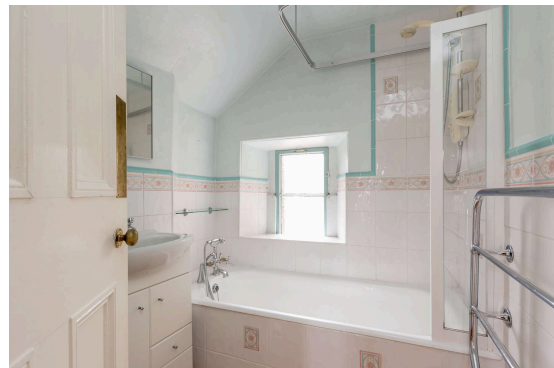
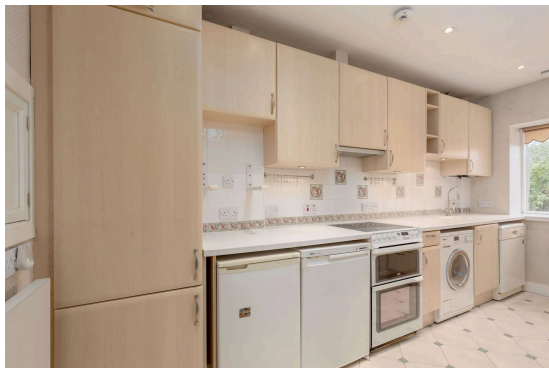
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EPC D



Charming two bed Upper Flat

Blair Cadell are delighted to bring to market this charming two-bedroom upper villa. Nestled within a quiet and leafy cul-de-sac, 5a Sciennes Gardens offers a peaceful residential setting while remaining conveniently close to a wide range of local amenities and superb transport links. Whilst the property now requires cosmetic updating and modernisation, it offers exceptional potential to create an elegant home. This property presents a rare opportunity to acquire a beautiful home in one of Edinburgh's most sought after areas.

The accommodation comprises; external stairs leading to a private entrance, a spacious and welcoming hallway, complete with a useful storage cupboard and a hatch providing access to a fully insulated loft. The bright and generously proportioned bay-windowed lounge showcases beautiful period features, including ornate cornicing, an Edinburgh press, and a decorative fireplace adding both warmth and charm. A well-equipped kitchen offers ample wall and floor-mounted units, along with an electric oven and hob, fridge, freezer, washing machine, and dishwasher ensuring everyday convenience. There are two well-proportioned bedrooms. The master bedroom includes fitted wardrobes, a bedside cabinet, and a built-in bookcase, while both bedrooms are enhanced by elegant window shutters. The family bathroom is fitted with a three-piece suite. Additional benefits include mature private garden mostly laid to lawn with mature shrubs, driveway with garage, and external automated lighting. Please note no warranty is given for systems.

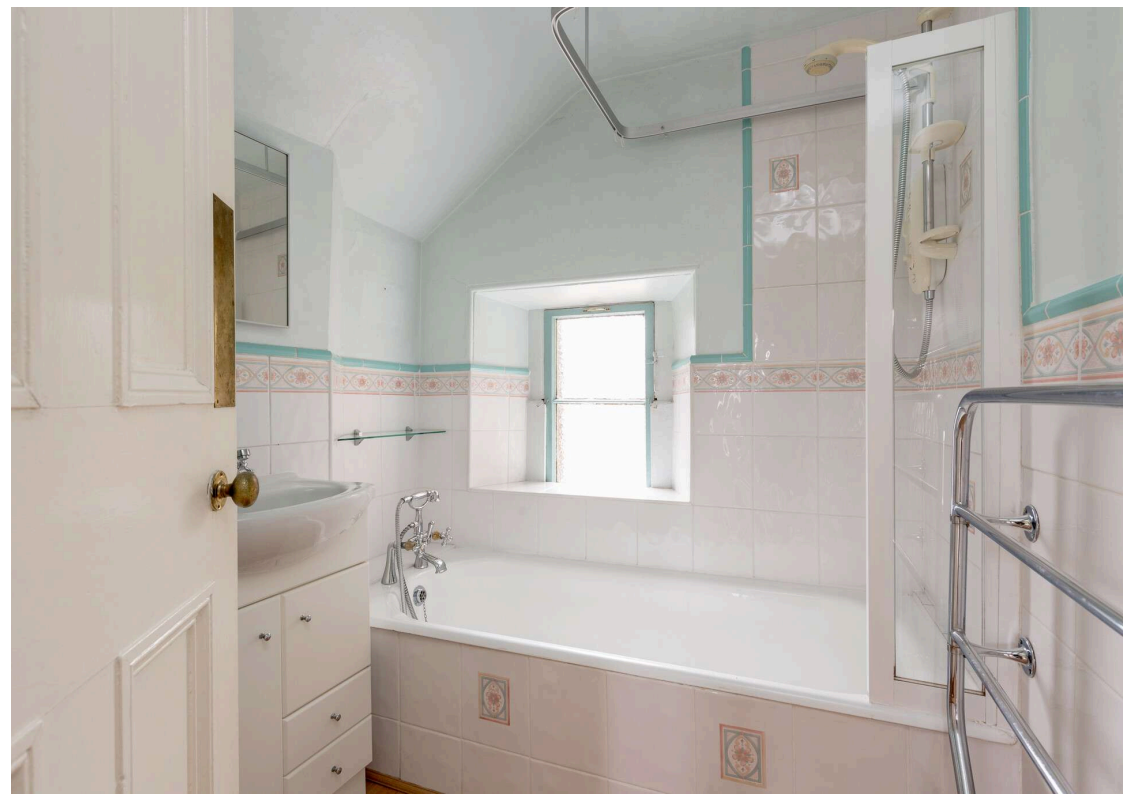
Sciennes is a highly desirable neighbourhood offering the perfect blend of city living and green space. Residents enjoy a wide array of local amenities, including independent shops, convenience stores, charming cafés, and an excellent selection of bars and restaurants all within easy walking distance.

Located close by to Bruntsfield Links and the expansive Meadows, the area is ideal for those who value outdoor living. The Meadows offers a variety of recreational facilities, including tennis courts, children's play areas, a croquet lawn, and a pitch and putt course. Nature lovers will also appreciate the nearby Blackford Hill, Hermitage of Braid, and Pentland Hills, all offering scenic walking routes.

Excellent transport links provide quick and easy access to the city centre, whether on foot or by bus. The area is also renowned for its outstanding educational options, with a choice of highly regarded schools in both the state and private sectors

Viewing by appointment 0131 337 1800

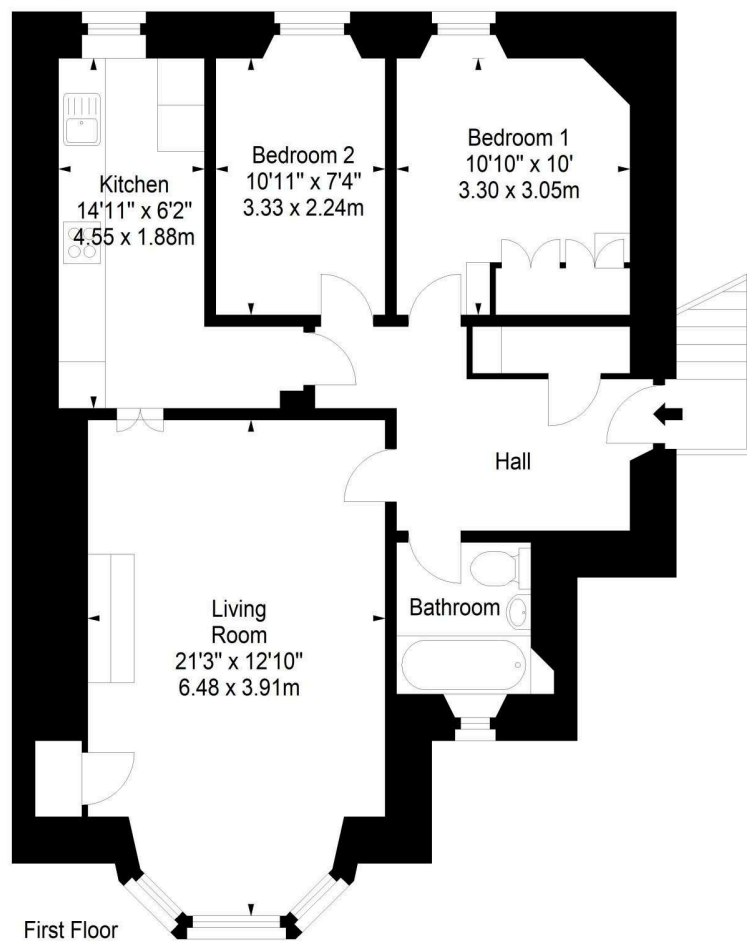




**Sciennes Gardens,
Edinburgh,
Midlothian, EH9 1NR**



Approx. Gross Internal Area
741 Sq Ft - 68.84 Sq M
For identification only. Not to scale.
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