










Solicitors & Estate Agents



## 2 1F5 Sciennes House Place

Newington | Edinburgh | EH9 1NW

This charming traditional first-floor flat enjoys a desirable gable end position within a classic tenement building, located in a high-amenity area just moments from Edinburgh's central universities and the scenic Meadows. Offering a perfect blend of character and modern convenience, the property presents an excellent opportunity for first-time buyers, investors, or anyone seeking a centrally located city home.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Permit Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - B



## Description

Upon entering the flat, you are welcomed by a hallway that provides access to all main rooms. The bright and well-proportioned reception room is enhanced by a decorative fireplace, offering a cosy focal point, along with ample space for dining. Built-in shelved storage adds practical appeal while preserving the traditional charm. The separate kitchen is fitted with a range of wall and base units, including an integrated eye-level oven and gas hob, providing an efficient and functional cooking space. The good-sized double bedroom features comfortable carpeted flooring and traditional Edinburgh Press shelving, ideal for displaying books or personal items. The stylish bathroom has been modernised with a contemporary white three-piece suite, complemented by an electric shower over the bath. Finishing touches include elegant subway-style wall tiling and a clean, modern aesthetic.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings. Client will be taking the blind in the living room.

## Gardens & Parking

Externally, the flat benefits from access to a well-maintained shared rear garden, perfect for relaxing outdoors. Residents' permit parking is available, offering added convenience for those with vehicles.

## Viewing

Please contact Neilsons on 0131 625 2222.





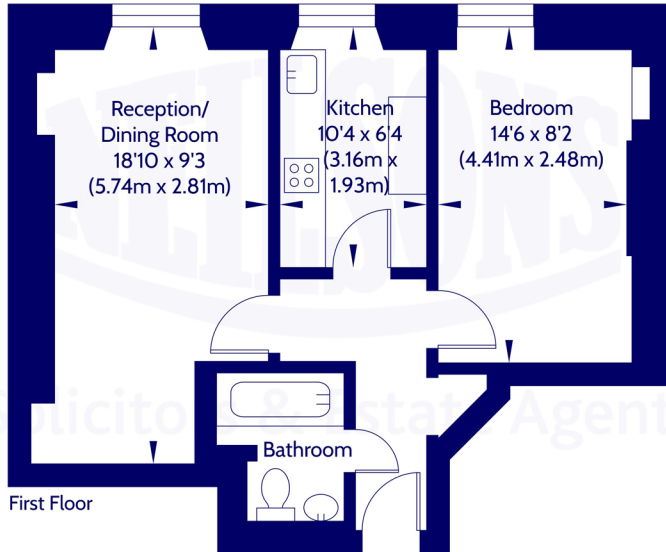


## Location

Quietly positioned within the enviable Newington district of the city yet is a short walk from an excellent range of shops, services, restaurants, and bistros. Within easy reach is more comprehensive shopping at Cameron Toll Shopping Centre with its Sainsbury's superstore, as well as several other retail shops within a short car drive or bus journey away at Straiton Retail Park and Fort Kinnaird Retail Park. The property is well positioned for access to Edinburgh University (Kings Buildings and George Square), Queens Hall and National Library with recreational facilities on hand including Royal Commonwealth Pool, the Festival Theatre and the vast open greenery of the Meadows and Holyrood Park, as well as Blackford Hill, are all within easy reach. Both the Royal Infirmary of Edinburgh and The Royal Hospital for Children and Young People and the Queen's Medical Research Institute are nearby. A range of bus services provide quick and easy access into the City Centre and there is good road access to the city bypass with excellent connections to the motorway network.



Approx. Gross Internal Floor Area 41.57 Sq M / 448 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
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**South Queensferry**  
37 High Street  
South Queensferry

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72 High Street  
Bonnyrigg

