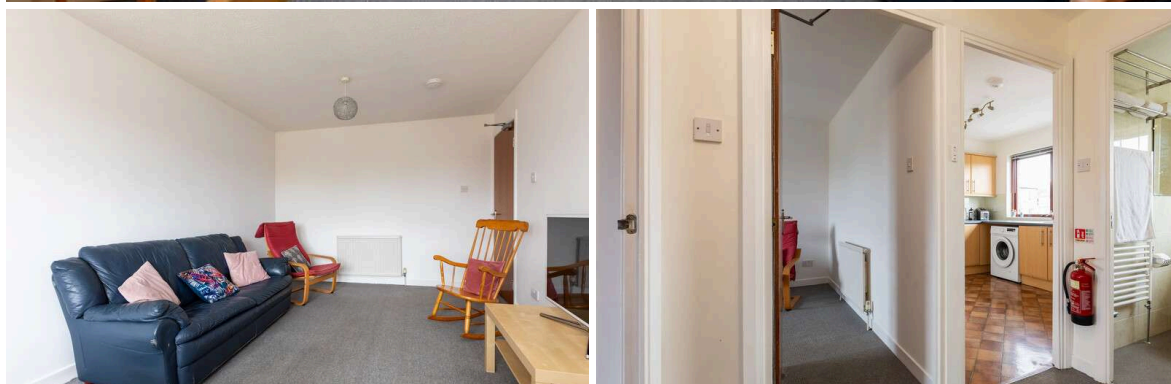




11/7 Sienna Gardens
SCIENNES | EDINBURGH | EH9 1PQ


warners
solicitors & estate agents



11/7 Sienna Gardens

SCIENNES | EDINBURGH | EH9 1PQ

Warners are delighted to offer to the market this well-proportioned third floor flat offering a secure entry system and resident's car park situated within a quiet courtyard development within the prime residential area of Marchmont. Located within easy reach of excellent local amenities and easy reach of Edinburgh City Centre together with all the major University campus' as the area is serviced by excellent public transport links.

Offered to the market in move-in condition, the accommodation comprises; a welcoming entrance hallway giving access to all rooms and a large loft space. A spacious lounge/dining room creates the perfect ambience for relaxing/entertaining. The room is flooded with an abundance of natural light through a recessed window to front. The kitchen has a range of contemporary base and wall mounted units whilst also offering ample space for a small table. There are three well-proportioned bedrooms, each with fitted wardrobes and the property is completed by a fully tiled bathroom suite with a power shower over the bath.

Further benefits include gas central heating, double glazing and private residents car park. There is also a HMO license granted until 2025, interlinked fire alarm system and emergency lighting.

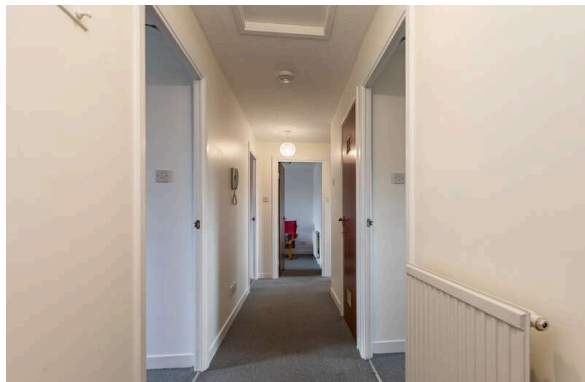
- Secure entry system
- Private residents car park
- Three double bedrooms with built in storage
- Spacious lounge/dining room
- HMO granted until 2025
- Excellent location

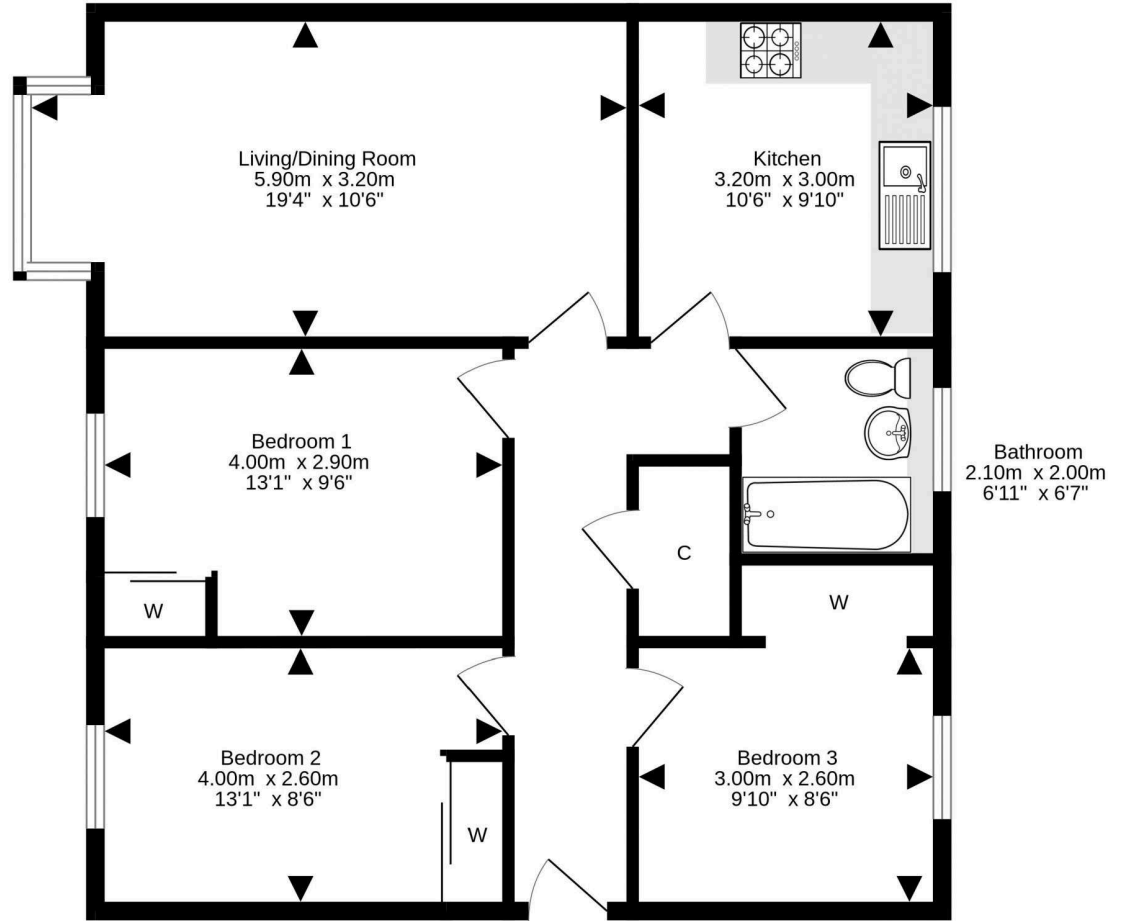
All blinds, washing machine, oven, hob and fridge freezer included in sale. EPC Rating C

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Sciennes is an extremely sought after area in Edinburgh's southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area borders the green expanse of the Meadows whilst Arthur's Seat, one of the City's famous landmarks is also nearby. There is an extensive choice of shops available and plenty of fashionable bars, cafes and restaurants in Newington and Bruntsfield. Leisure and sporting opportunities are also in abundance. Regular bus services run to the City Centre and other areas, whilst The Royal Infirmary and Scottish Parliament are easily accessible. There is good quality schooling, both in the public and private sectors.





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

