



5/2 Sciennes House Place
SCIENNES | EDINBURGH | EH9 1NN


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Nestled in the heart of the sought-after Sciennes area in Edinburgh, this one-bedroom traditional flat is steeped in history, forming part of the building where the renowned poet Robert Burns met the literary giant Sir Walter Scott. This historical gem exudes charm and character, making it a unique find in the vibrant Edinburgh property market.

The home boasts a beautifully designed open-plan living space that seamlessly integrates the living room, dining area, and kitchen. The living area is adorned with attractive white units that not only provide a clean and modern aesthetic but also enhance the sense of space and light. A large window allows natural light to flood the room, offering picturesque views of the well-maintained communal courtyard, creating a serene and inviting atmosphere perfect for both relaxation and entertaining. The bedroom is a generously sized double room, providing ample space for a large bed and additional furniture. The room's proportions and layout offer plenty of storage options, ensuring a clutter-free living environment. This space serves as a peaceful retreat, ideal for unwinding after a long day.

The flat features a stylish and modern shower room, equipped with contemporary fixtures and fittings. The sleek design and high-quality materials used in the shower room add a touch of luxury to the property, ensuring a comfortable and convenient living experience. Externally, the property boasts a beautifully kept communal courtyard. This shared outdoor space is perfect for enjoying a morning coffee, reading a book, or simply taking in the fresh air. Additionally, the property offers the convenience of on-street permit parking.

In summary, this one-bedroom flat in Sciennes not only offers a unique opportunity to own a piece of Edinburgh's literary history but also provides a perfect blend of traditional charm and modern comfort. In brief it comprises:

- Bright, open plan living room/kitchen.
- Spacious double bedroom.
- Stylishly designed shower room.
- Well maintained communal courtyard.
- External store for additional storage.
- Gas Central Heating and Secondary Glazing

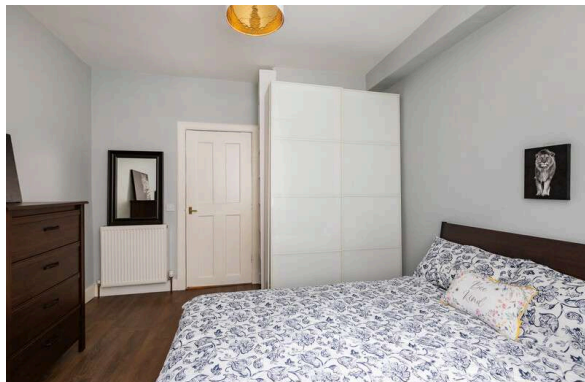
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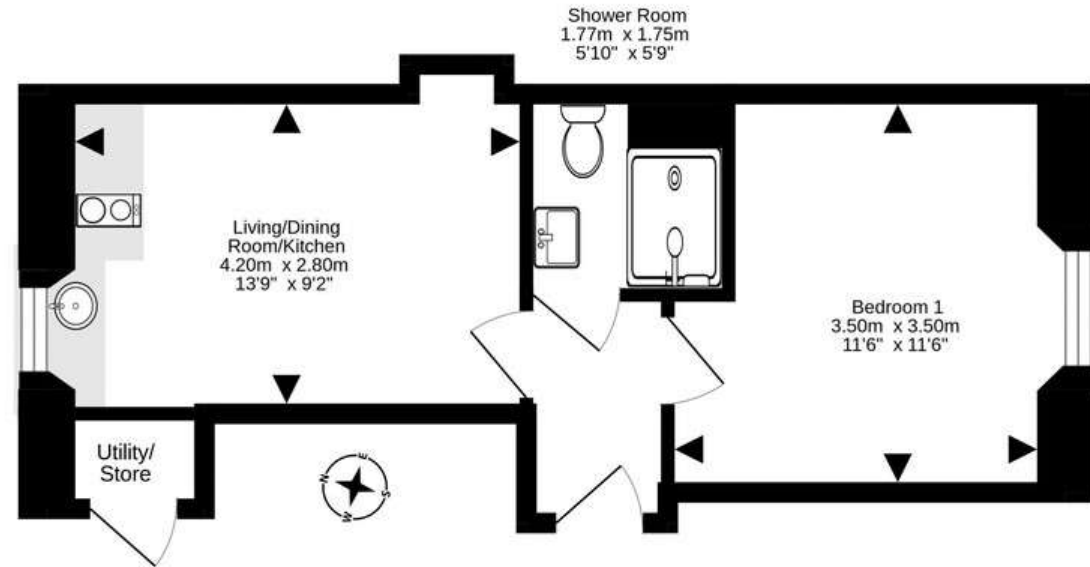




All curtains, blinds and kitchen appliances will be included in the sale, as well as light fittings and the washer/dryer. EPC rating D.

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