



12/1 Sienna Gardens  
SCIENNES | EDINBURGH | EH9 1PQ

  
**warners**  
solicitors & estate agents



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Warners is thrilled to present this stunning, generously proportioned ground floor flat, perfectly positioned within a tranquil courtyard development in the highly coveted Marchmont area. This prime residential location boasts superb local amenities and effortless access to Edinburgh City Centre and major university campuses, all seamlessly connected by excellent public transport links.

This move-in ready gem features a welcoming entrance hallway leading to all rooms, complete with an exceptionally large storage cupboard. The spacious lounge/dining room offers an ideal setting for both relaxation and entertainment, while the modern kitchen, adorned with contemporary base and wall-mounted units, provides ample space for a cozy dining table.

Each of the three well-sized bedrooms comes with fitted wardrobes, ensuring ample storage space. The property is completed by a sleek, modern white bathroom suite with a power shower over the bath.

- Secure entry system
- Private residents' car park
- Three double bedrooms with built-in storage
- Expansive lounge/dining room
- HMO license valid until 2025
- Unbeatable location
- Gas central heating and Double glazing
- Interlinked fire alarm system

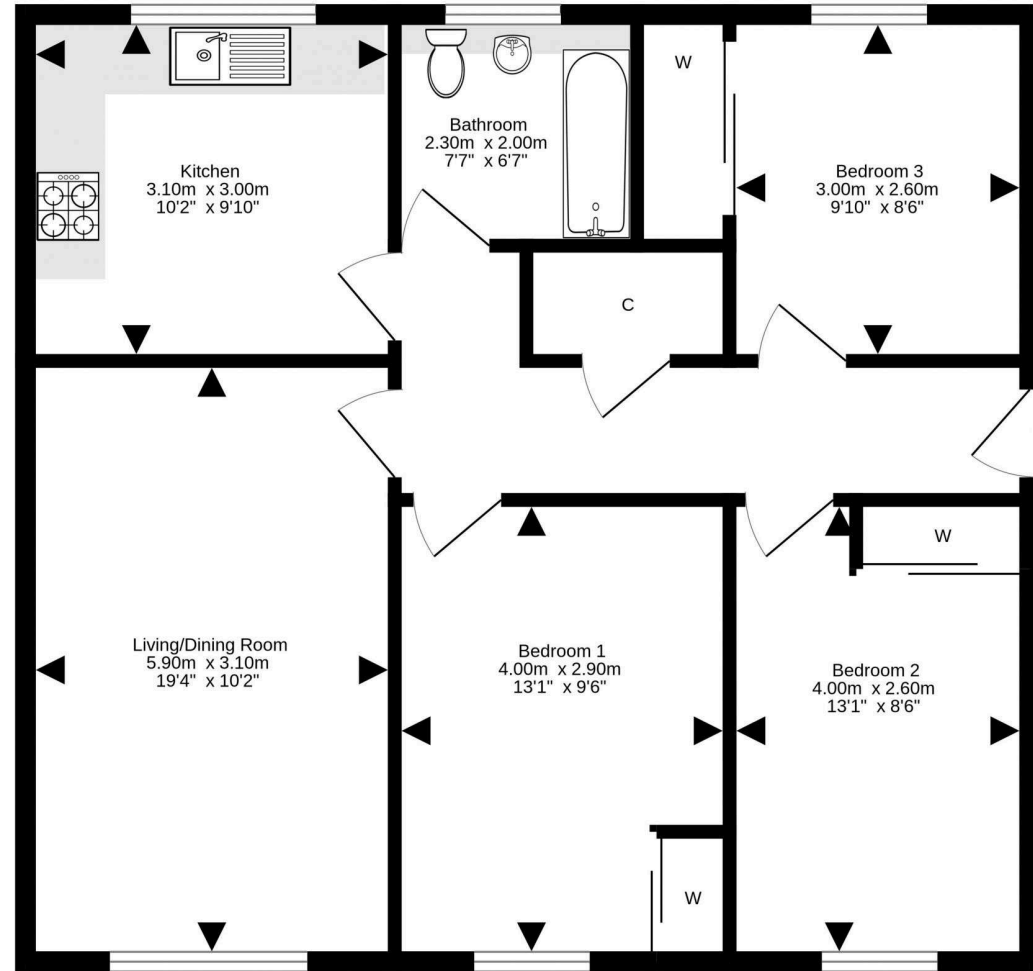
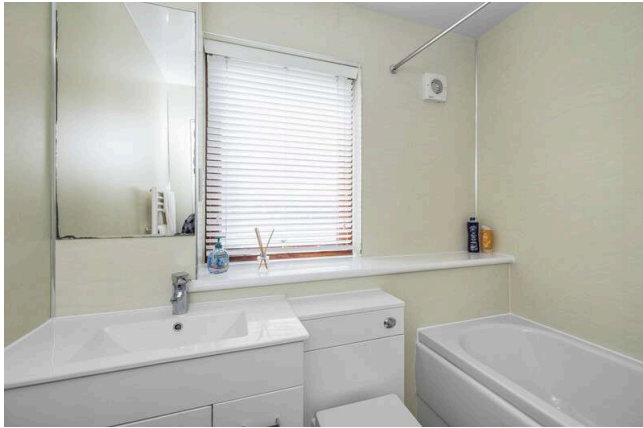
Washing machine, fridge-freezer, light fitting and cooking equipment in the kitchen. Curtain rail in the living room and both bedrooms, curtains in both bedrooms and shelves and racking in the hallway cupboard. EPC Rating C.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://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

