

COULTERS[©]

9/8 SCIENNES HOUSE PLACE

SCIENNES, EDINBURGH, EH9 1NN

 2 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

Situated on a quiet one-way street, 9/8 Sciennes House Place is a two bedroom flat with a superb location close to the University of Edinburgh and the Meadows.

Peacefully positioned off a pleasant central courtyard, the property is located on the top floor of a tenement with secure entry system.

KEY FEATURES



Top floor flat with flexible layout.



Two double bedrooms.



Shared courtyard.



Permit parking available.



University of Edinburgh close by.



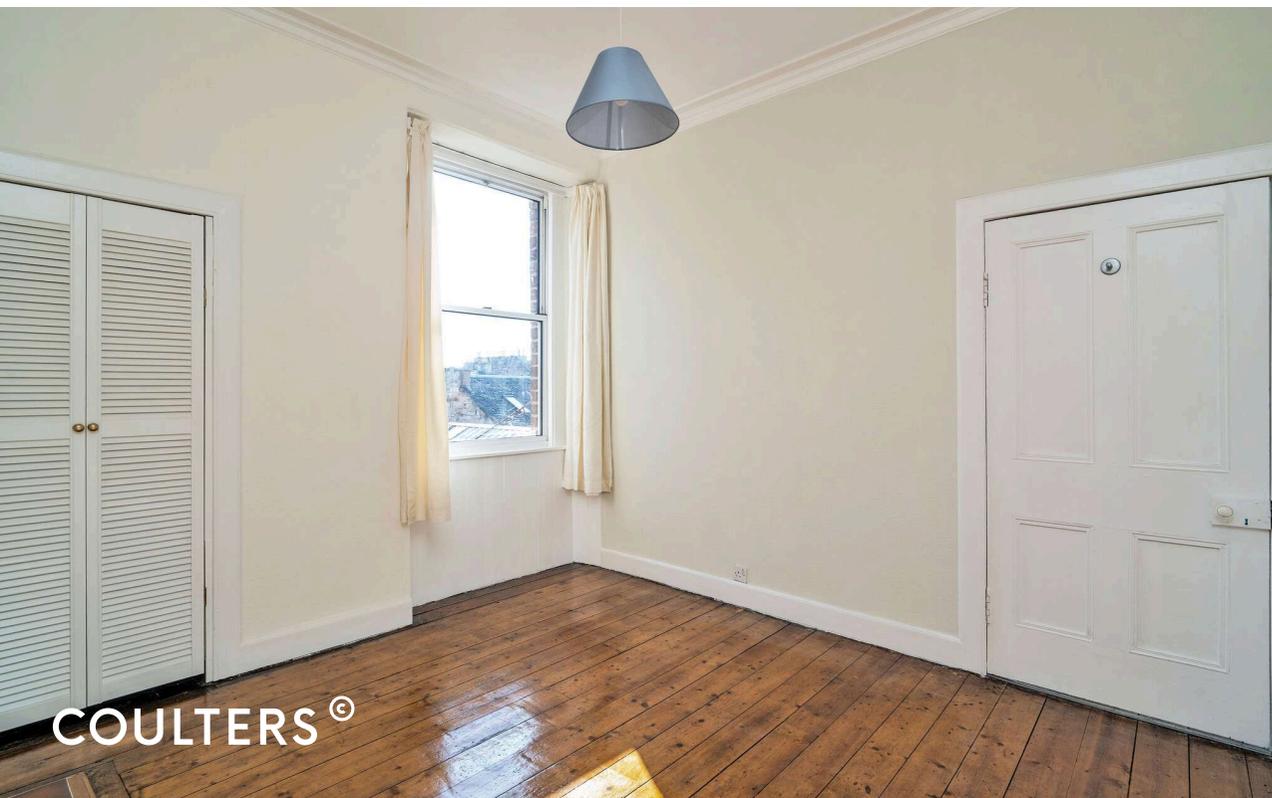
The Meadows just a short walk away.

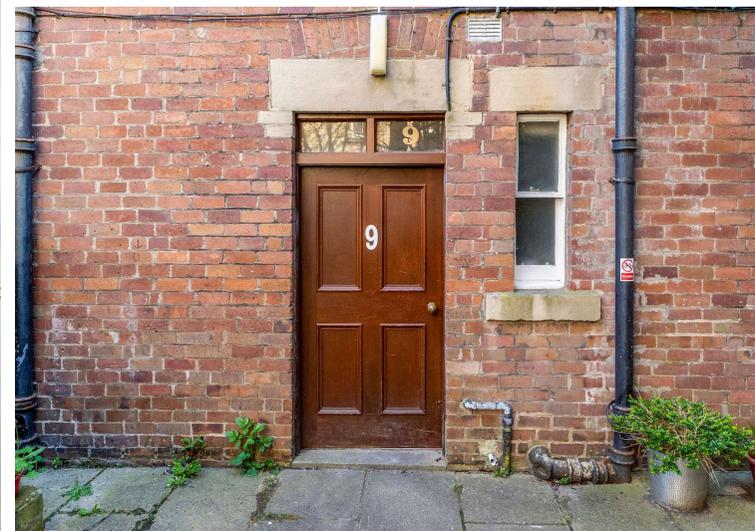


EPC Rating - E



Council Tax Band - C





The current layout of the flat comprises: an open plan kitchen and living area; double bedroom with recently stained timber flooring; second double bedroom with platform storage; and a bathroom with three piece suite (bath with shower over, wash hand basin and WC).

The property is fitted with electric heating and a mix of single and double glazed window units.

Permit holder and pay and display parking is available on the street.



THE LOCAL AREA

Forming part of the Grange conservation area, Sciennes House Place, just a short distance from the University of Edinburgh's main campus, is situated within the popular neighbourhood of Sciennes which is conveniently positioned just one mile south of Edinburgh's City Centre and is also on the doorstep of the scenic Meadows park. Residents are spoilt for choice with the range of bars and restaurants available and many cultural attractions including Summerhall, a popular multiarts venue; the Queen's Hall, and The Festival Theatre are just minutes away. Outdoor pursuits are well-catered for with Holyrood Park and iconic Arthur's Seat close by and offering the perfect destinations for leisurely walks and runs with exceptional city views. The Meadows, which is right on the doorstep, is one of the city's best parks and it forms the destination for many sports clubs and also has an active tennis club. Daily shopping is well-catered for with an array of convenience stores and independent artisan retailers and supermarkets available on Newington Road and South Clerk Street. Regular buses take you swiftly to the City Centre and Waverley Train Station or in the other direction to Kings Buildings and beyond.

EXTRAS

The property is sold as seen with all light fittings, blinds, curtains, fitted flooring and white goods included in the sale price.

HOME REPORT VALUATION: £235,000



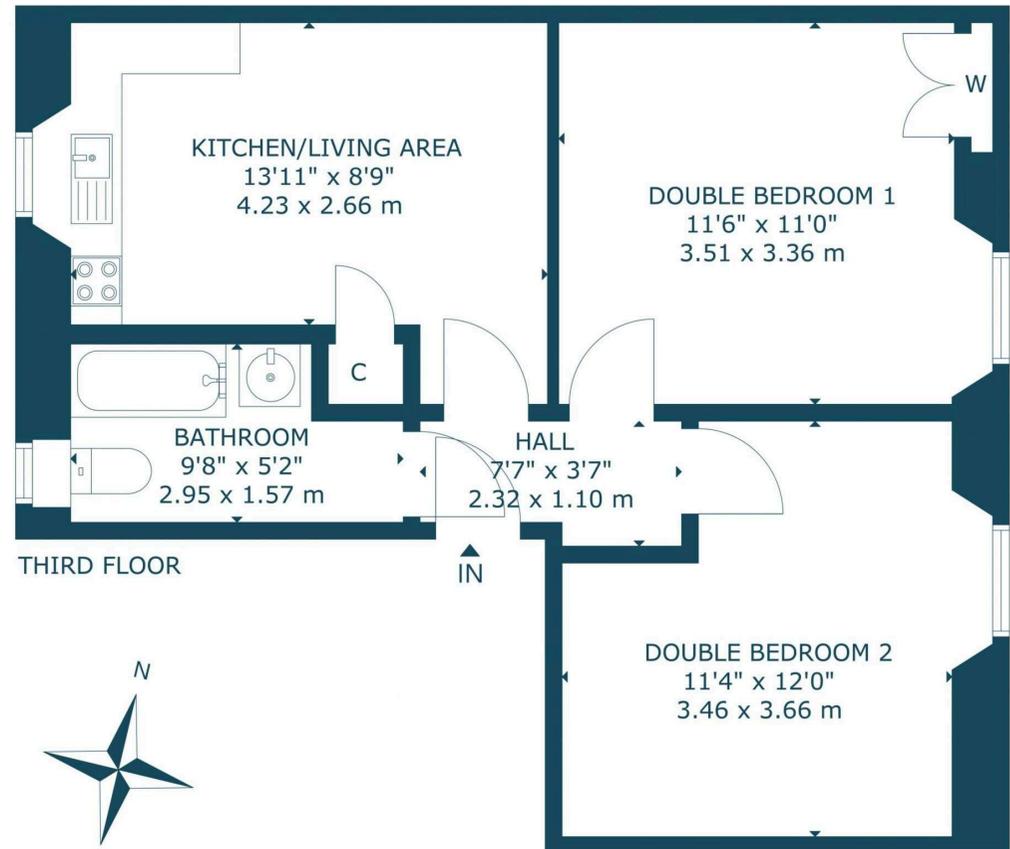
www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk



9/8 SCIENNES HOUSE PLACE, SCIENNES, EDINBURGH, EH9 1NN
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 495 SQ FT / 46 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
Copyright © Nest Marketing
www.nest-marketing.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.