

COULTERS ©

4/12 SIENNA GARDENS

SCIENNES, EDINBURGH, EH9 1PF

2 BED | 1 BATH | 1 PUBLIC





TAKE A LOOK INSIDE

This delightful, bright top (3rd) floor apartment forms part of the established Sienna Gardens development in Sciennes and is offered to the market in move-in condition. The home has been lovingly upgraded by the current owners who have replaced both the kitchen and bathroom during their period of ownership.

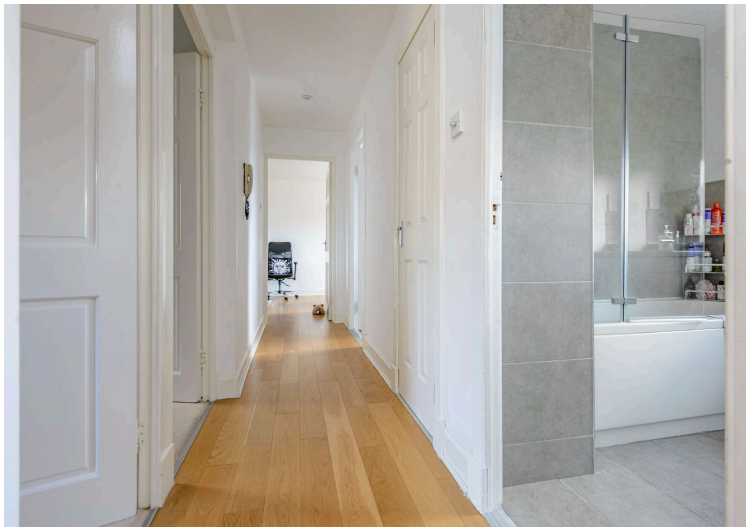
The open plan living/dining room is flooded with light from both ends and is of a good size, providing a great space for entertaining guests. Attractive flooring bounces yet more light into the room.

KEY FEATURES

- Bright, well presented top (3rd) floor flat.
- Two similarly sized double bedrooms.
- Well tended landscaped grounds.
- Residents' parking.
- Located in the popular area of Sciennes, close to the Meadows.
- Independent retailers and cafes nearby.
- EPC Rating - C
- Council Tax Band - E







The modern fitted kitchen has both wall and base mounted cabinetry, incorporating a gas hob, electric oven, extractor hood and washing machine (new 2025), in addition to a free-standing fridge/ freezer. There are two well proportioned double bedrooms, both situated to the rear of the development. A contemporary bathroom has a bath (with shower over), WC and wash hand basin. There is a good sized storage cupboard in the hall, along with a private attic overhead (access from the hall). The property further benefits from gas central heating and double glazing, along with communal gardens and private residents' parking.

PLEASE NOTE: Due to a seasonal change, some of the photographs have been slightly virtually staged to add warmth and illustrate how the property could look with additional items/dressing.







THE LOCAL AREA

Positioned just south of The Meadows, the highly desirable area of Sciennes is popular with students and professionals alike thanks to its close proximity to Edinburgh University and easy access to the city centre.

Neighbouring Newington offers a range of retailers, cafés, bars, restaurants and eateries.

Sciennes is within the catchment area for Sciennes Primary School and James Gillespie's High School and George Heriot's School.

Regular buses run from the area to many parts of the city.

EXTRAS

All fitted flooring, light fittings and kitchen appliances are included in the sale.

Some additional items may be available by separate negotiation.

The factors are Charles White and the quarterly factoring fee is an average of around £250 per quarter depending on the work completed.

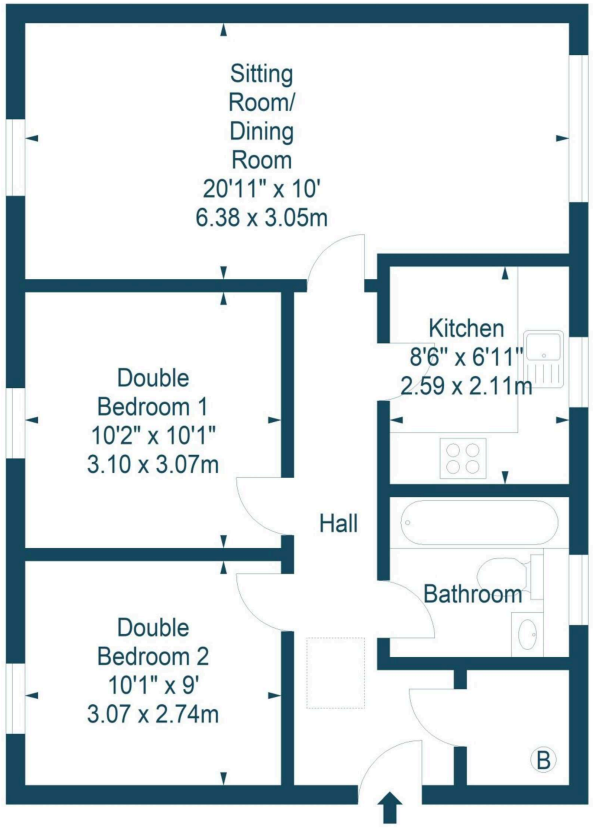
HOME REPORT VALUATION: £300,000


COULTERS

Sienna Gardens,
Edinburgh,
Midlothian, EH9 1PF

SquareFoot

Approx. Gross Internal Area
632 Sq Ft - 58.71 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Third Floor

GET IN TOUCH

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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.