

campbell
smith



14 Sciennes Gardens,
Edinburgh,
EH9 1NR



- Charming Victorian upper villa in a desirable leafy cul de sac close to many excellent Southside amenities
- Delightful south facing landscaped walled garden with Summerhouse
- Maindoor entrance
- Spacious & welcoming hall
- Bay windowed sitting room
- Dining kitchen
- 3 good sized bedrooms
- Generous bathroom with a shower over the bath
- Many period features
- Stripped apartment doors
- Gas central heating
- Potential, subject to obtaining the necessary permissions, to create further accommodation in the attic

Offers Over : £595,000









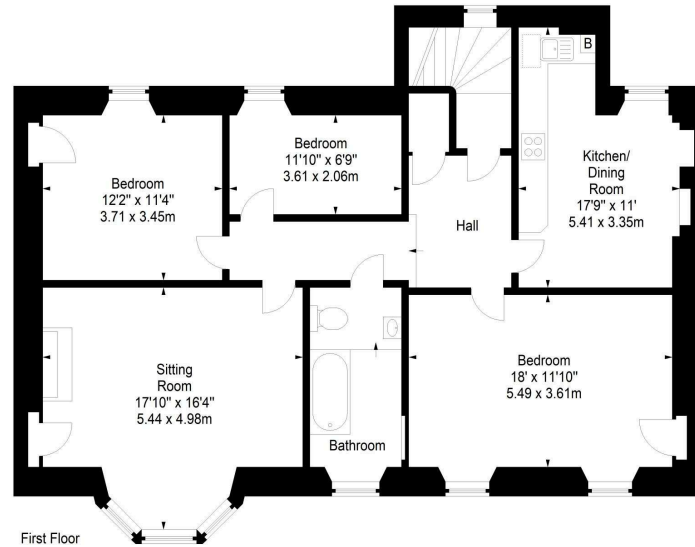
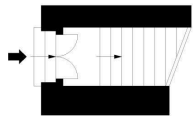




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Edinburgh, EH9 1NR



Approx. Gross Internal Area
1210 Sq Ft - 112.41 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground
Floor
Entrance

First Floor

**campbell
smith**

21 York Place, Edinburgh, EH1 3EN

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camsmith.co.uk



Extras

The fitted carpets, curtains & white goods in the kitchen are included. No warranty is given regarding the systems or any appliances



Buses

Melville Drive - 9. Causewayside - 12.
Grange Road - 5. South Clerk Street -
7, 31, 37, 47, 47B, 51, N21



Shops

Marchmont- various independents &
Scotmid. Causewayside inc Tesco
Express. South Clerk Street



Schools

Sciennes PS, St Peter's RC PS, James
Gillespie's High School, St Thomas of
Aquin's RC HS



Parking

Council resident's permit



Council Tax Band - F



EPC - D



Factor

None



Viewing

Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.