



CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

47A SCIENNES ROAD

SCIENNES, EDINBURGH
EH9 1NS



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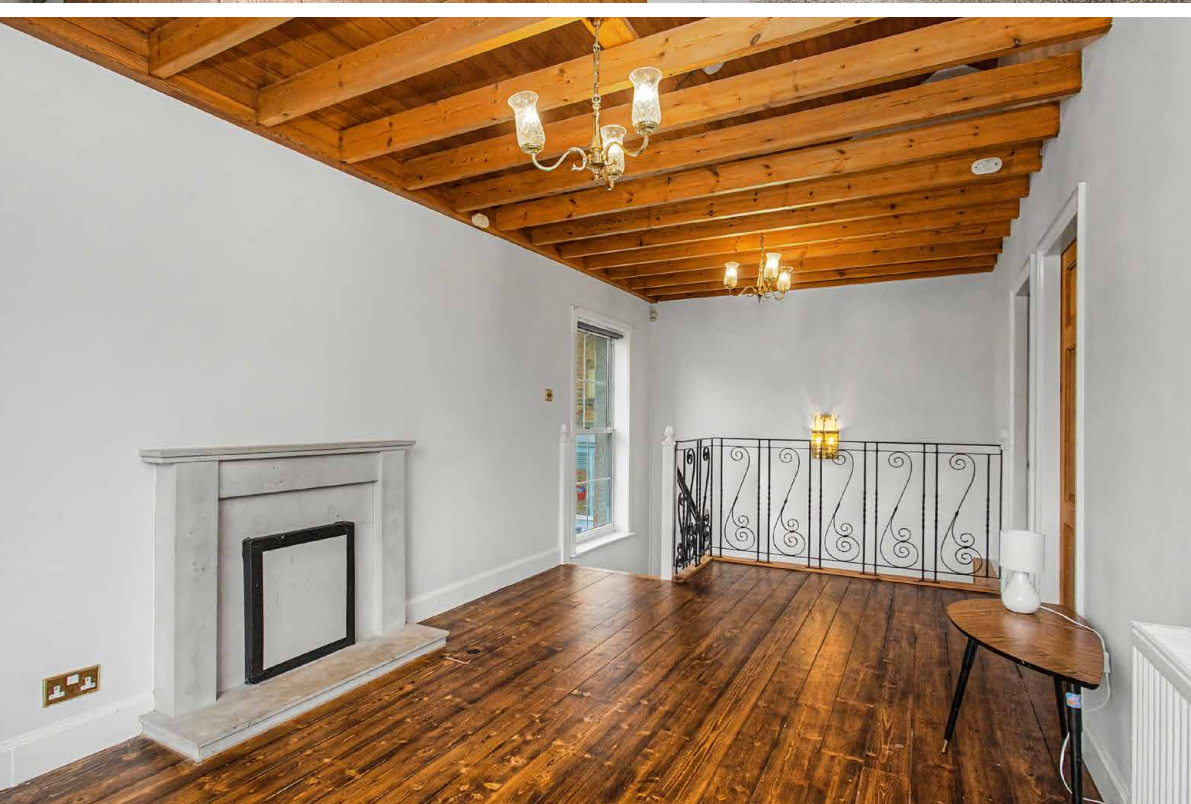
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VIEWINGS: BY APPOINTMENT
TELEPHONE CULLERTON'S ON

0131 225 5007
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Property Summary

Benefiting from on-street parking, this attached two-bedroom residence is a unique and versatile home, presented in move-in condition, with appealing opportunities for personalised upgrades and additions by the new owner. The two-storey interiors feature upside-down living, with a characterful reception room connected to the kitchen, a spacious bedroom on each floor, and a modern shower room. The property also benefits from pedestrian and vehicular access rights via the adjoining courtyard. Its quiet address, within the desirable Grange Conservation Area, lies just a short walk from The Meadows and the heart of bustling Newington.

Extras: All fitted floor coverings, window coverings, and light fittings are included in the sale.

Features

- Quiet central address in Edinburgh's desirable Southside
- Set within the Grange Conservation Area close to The Meadows
- Unique and versatile attached house
- Bright entrance hall with storage
- Sunny, characterful reception room with terrace access
- Kitchen connected to the reception room
- Generous ground-floor double bedroom
- Single bedroom / ideal study (off the reception room)
- Modern shower room
- South-facing roof terrace
- Gas central heating and double glazing
- Home Report value - £400,000





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*Kitchen connected to the reception
room & a generous ground-floor
double bedroom*





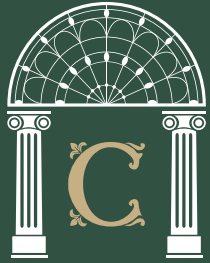


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*A modern shower room
and a south-facing roof terrace*







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EDINBURGH, EH3 5AQ

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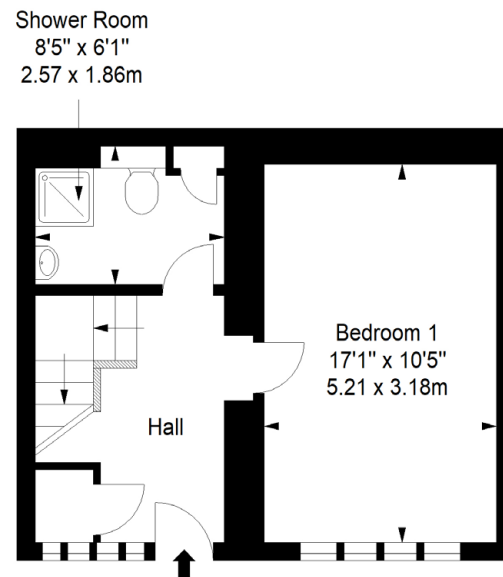
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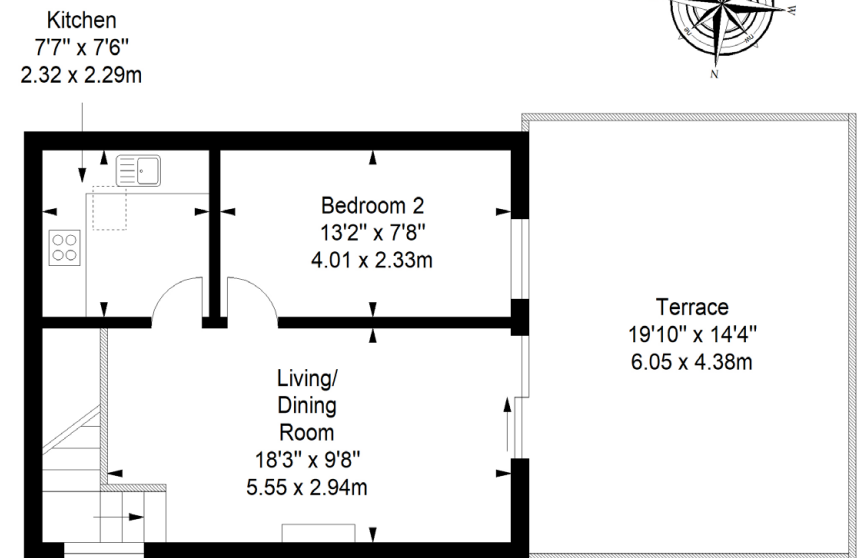
DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Ground Floor
Approx. 33.4 sq. metres (359.5 sq. feet)



First Floor
Approx. 34.8 sq. metres (374.6 sq. feet)



Total area: approx. 68.2 sq. metres (734.1 sq. feet)