

**1 GFR Sciennes Road
Marchmont, Edinburgh EH9
1LE**

Offers Over £390,000

- Ground Floor
- Sought after location
- Period features
- Open plan lounge/kitchen/Diner
- Two double bedrooms
- Bathroom with three piece suite and electric shower over bath
- Gas central heating & Newly installed boiler
- Private front garden

**Council Tax Band: C
Tenure: Freehold**



Attractive two bed ground floor flat

This attractive two bed ground floor property offers generously proportioned accommodation that beautifully combines period charm with modern convenience. Ideally positioned within easy reach of Edinburgh's city centre, the property is perfectly suited to professionals, first-time buyers and those seeking a stylish home in a well-established residential setting.

A welcoming entrance hallway provides access to the accommodation and offers excellent storage, with three generously sized cupboards. Forming the heart of the home, the impressive open-plan lounge, dining and kitchen creates a bright and sociable living space that is ideal for both everyday living and entertaining. Rich in period character, the lounge features a decorative fireplace, a beautiful bay window, ornate cornicing, a ceiling rose and traditional working shutters, all of which contribute to the property's timeless appeal. Thoughtfully designed with both style and practicality in mind, the contemporary kitchen is fitted with a gas hob, electric oven, an integrated fridge freezer and an integrated slimline dishwasher, providing everything needed for modern living.

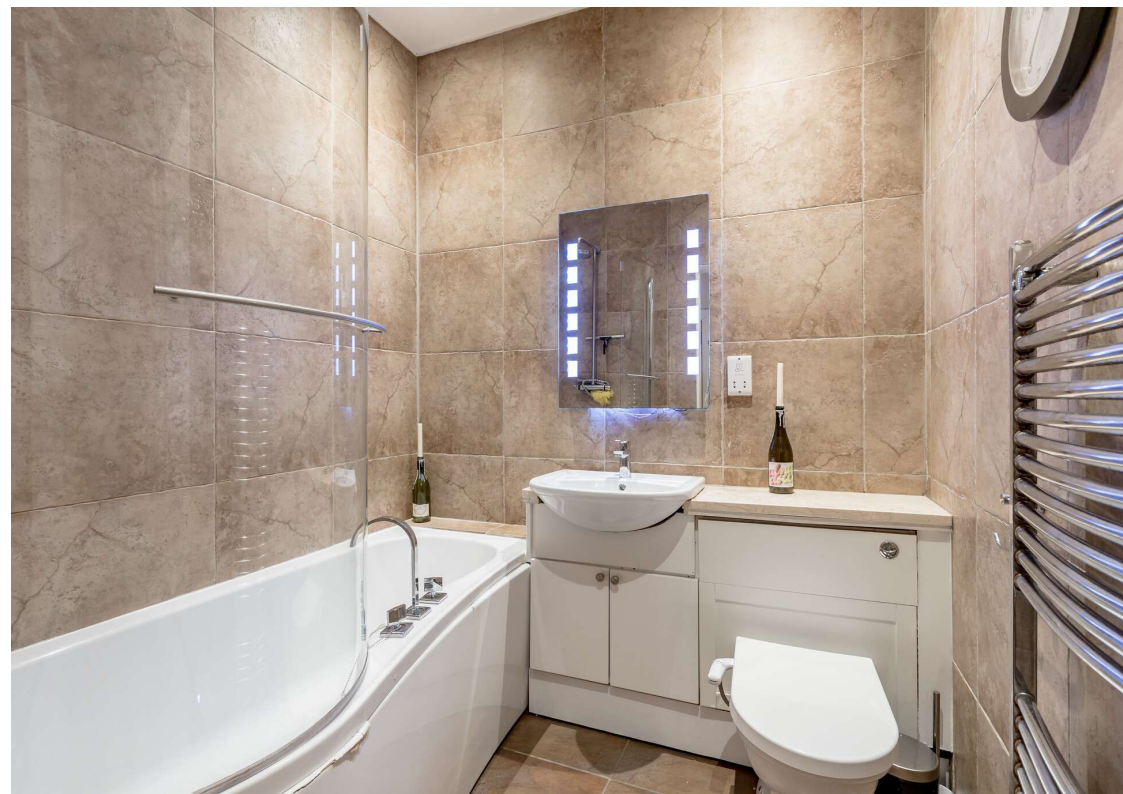
Two well-proportioned double bedrooms provide comfortable and versatile accommodation. Enjoying a peaceful outlook over the rear garden, the principal bedroom benefits from a built-in press cupboard, providing useful additional storage. The second double bedroom offers excellent flexibility and would be equally well suited as a guest bedroom, home office or study.

Completing the accommodation is a modern bathroom fitted with a contemporary three-piece suite and a rainfall shower, finished to a high standard.

Situated just south of Edinburgh's city centre, Sciennes is one of the capital's most sought-after residential neighbourhoods, renowned for its handsome Victorian architecture, leafy streets and excellent local amenities. Residents enjoy an outstanding selection of independent cafés, restaurants and local shops, while the open green spaces of the Meadows and Holyrood Park are both within easy walking distance. The area is also exceptionally well placed for the University of Edinburgh, the Edinburgh Royal Infirmary and excellent public transport links, providing convenient access throughout the city.

Viewing By appointment 0131 337 1800

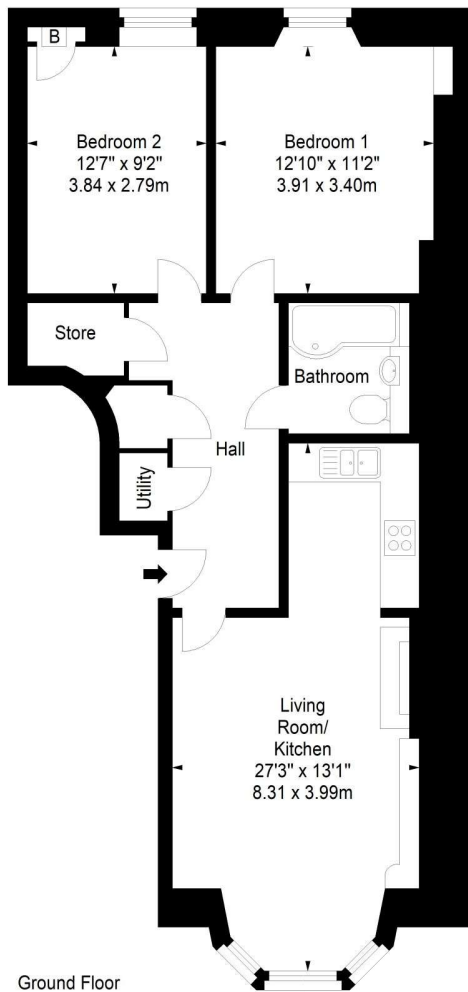




Sciennes Road,
Edinburgh,
Midlothian, EH9 1LE



Approx. Gross Internal Area
750 Sq Ft - 69.68 Sq M
For identification only. Not to scale.
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