

18 (flat 7) Sciennes Road, Marchmont, Edinburgh, EH9 1NX



### Description

Commanding an enviable setting on the top floor of Victorian tenement in Marchmont, this well-proportioned flat strikes the perfect blend of period charm and modern interiors. Highly sought after area, located with a wealth of amenities and the open green spaces of The Meadows on its doorstep, as well excellent schools, the flat offers an enticing opportunity for city professionals, young families and buy to let investors.

- Welcoming central reception hallway with storage
- Charming living room with feature fireplace providing a lovely focal point
- Original wooden floors
- Spacious kitchen/dining room with useful storage facilities
- Two large double bedrooms
- Box room
- Wet room
- Gas central heating and double glazing
- Secure entry system
- Shared rear garden
- On street permit parking

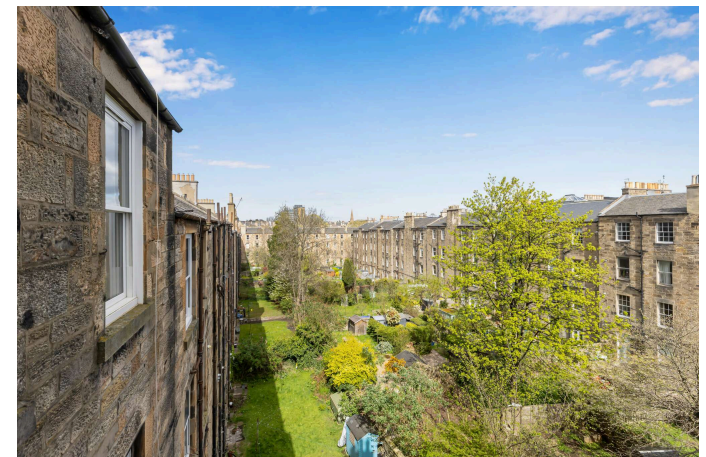
### Extras

The oven, hob, washing machine, dishwasher, fridge/freezer and dining table and chairs are included.

Actual photographs of rooms are in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

### Price and Viewing

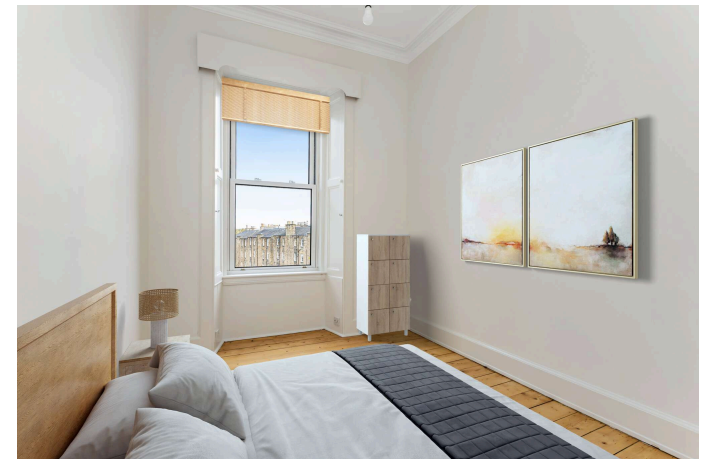
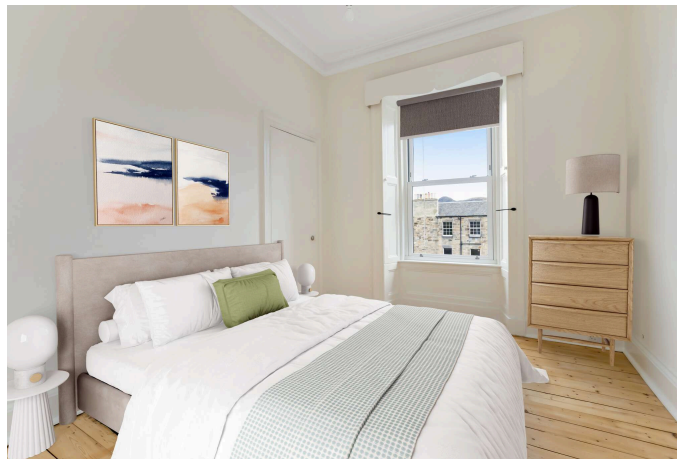
For price and viewing information or further details on this property please contact us on 0131 557 3188.

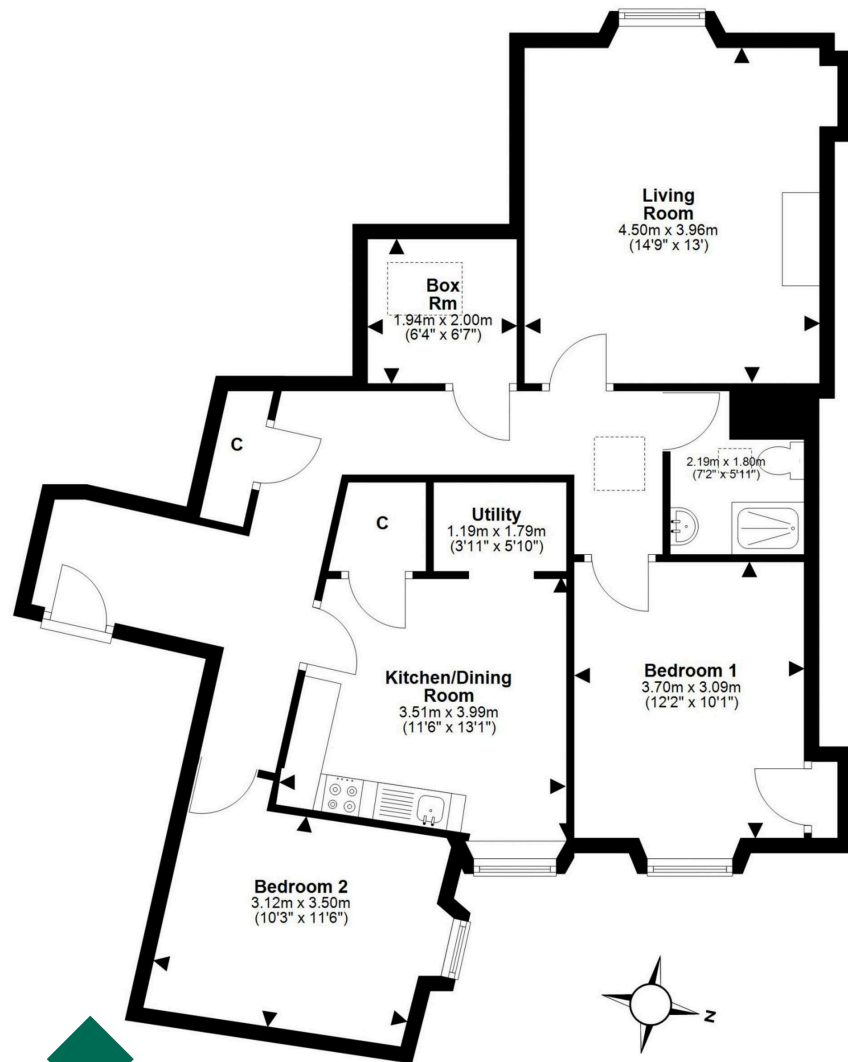


## Location

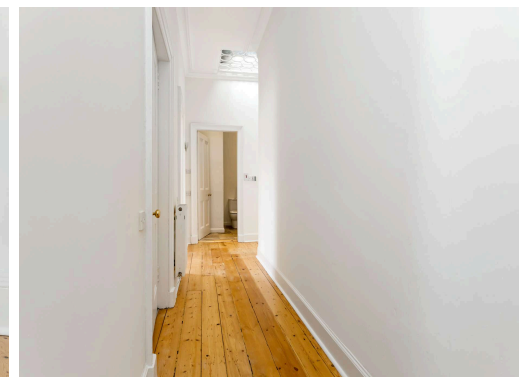
Marchmont is a sought-after area a mile south of Edinburgh's city centre. There are a wide variety of local amenities near to the property including a Scotmid, Margiotta, and Sainsbury's Local. There are also independent retailers in walking distance in both Marchmont and nearby Bruntsfield, including, wine merchants and delicatessens such as Victor Hugo, restaurants such as the Rabbit Hole, bars like Black Ivy, cafés like Café Grande and takeaways. For recreational opportunities, the open green spaces of Bruntsfield Links and The Meadows are minutes away with tennis courts, bowling green, children's play areas and a pitch and putt. The Royal Commonwealth pool and gym is less than a 20 minute walk away. Well regarded Sciennes Primary school and James Gillespie's High School, with private options such as George Watson's College and George Heriot's are within easy reach and Edinburgh University's Kings Building is conveniently located within walking distance. Regular bus services take you into the City Centre and the City Bypass and Edinburgh Airport are both easily accessible. The neighbouring areas of Morningside, Newington and Tollcross offer further excellent amenities including a Waitrose, Marks and Spencer Food Hall and the independently owned Dominion Cinema and Kings Theatre. Whilst access to the city centre is a leisurely walk away, regular bus services operate from nearby Warrender Park Terrace and take 15 minutes.

EPC Rating: D





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.



**Connor  
Malcolm**

1 Inverleith Terrace  
Edinburgh  
EH3 5NS  
T: 0131 557 3188  
F: 0131 557 6561  
[www.connormalcolm.com](http://www.connormalcolm.com)

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

**espc**