



6/11 Sienna Gardens  
Sciennes, EH9 1PG

**deans**   
Solicitors & Estate Agents LLP



## THIRD FLOOR FLAT

- Living Room/ Kitchen
- Four Bedrooms
- Shower Room
- Communal Rear Garden
- Residents' Carpark
- Double Glazing & GCH
- EPC Rating – C



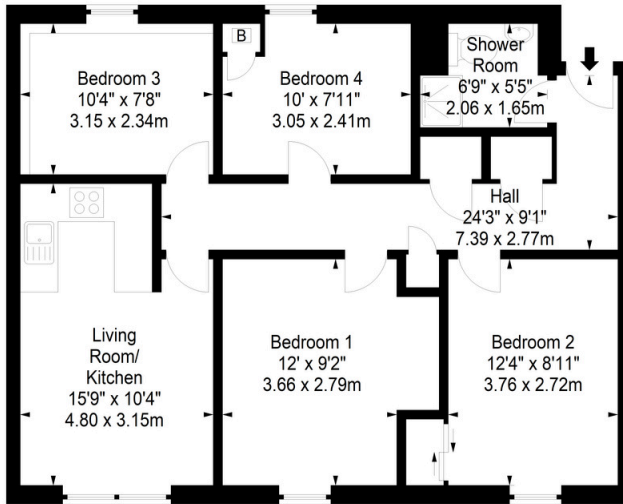
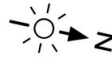
This well-presented third-floor flat is situated in the highly sought-after Sciennes area, just south of Edinburgh city centre. The property is ideally positioned close to a range of local amenities, lovely outdoor space at the Meadows and benefits from excellent transport links to the city centre and beyond. The accommodation comprises welcoming entrance hallway, bright open-plan living room/kitchen, four generously sized bedrooms, and shower room. Externally, there is a well-maintained communal garden to the rear, along with a residents' car park providing off-street parking. The property further benefits from double glazing and gas central heating, with a boiler that was newly installed in 2023 and remains under a 10-year warranty. The flat currently holds a valid HMO license and a full HMO compliance pack was completed recently in Feb 2026 and upgraded with brand new interlinked smoke and heat detectors installed. Based on the most recent rental income received of £2,940 per month, the property generates in excess of £35,000 per annum, offering a strong and attractive investment opportunity. Included in the sale are the fitted carpets and floor coverings, oven, hob, extractor hood, curtains, washing machine, dishwasher, fridge-freezer, bedframe/mattress, desks and light fittings. All appliances are included as seen, with no warranty provided.



**Sienna Gardens,  
Edinburgh,  
Midlothian, EH9 1PG**



Approx. Gross Internal Area  
776 Sq Ft - 72.09 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Third Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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