

7/2 Sciennes

MARCHMONT, EDINBURGH, EH9 1NH



*BRIGHT AND CHARACTERFUL ONE-BEDROOM FLAT
WITH HIGH CEILINGS, PERIOD DETAILS AND SHARED
GARDEN IN SOUGHT-AFTER MARCHMONT*



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An attractive one-bedroom flat offering bright, well-proportioned accommodation in one of Edinburgh's most desirable residential areas. The property opens into a bright and welcoming hallway, creating an inviting first impression and leading through to the main accommodation.

The open-plan living room and kitchen form the heart of the home, with the compact kitchen positioned neatly to the rear. The living area is bright and spacious, enhanced by tall ceilings, decorative cornicing, sash windows and vertical grey wall-mounted radiators. Built-in storage adds useful practicality while maintaining the room's clean feel.

The Property



The kitchen is fitted with wooden cabinetry, tiled splashbacks and integrated cooking appliances, with additional space for a freestanding fridge freezer and washing machine.





The generously sized bedroom is finished with crisp white walls and carpeted flooring, creating a bright and calm space. A large sash window brings in plenty of natural light, while a tall built-in storage cupboard provides useful additional storage.

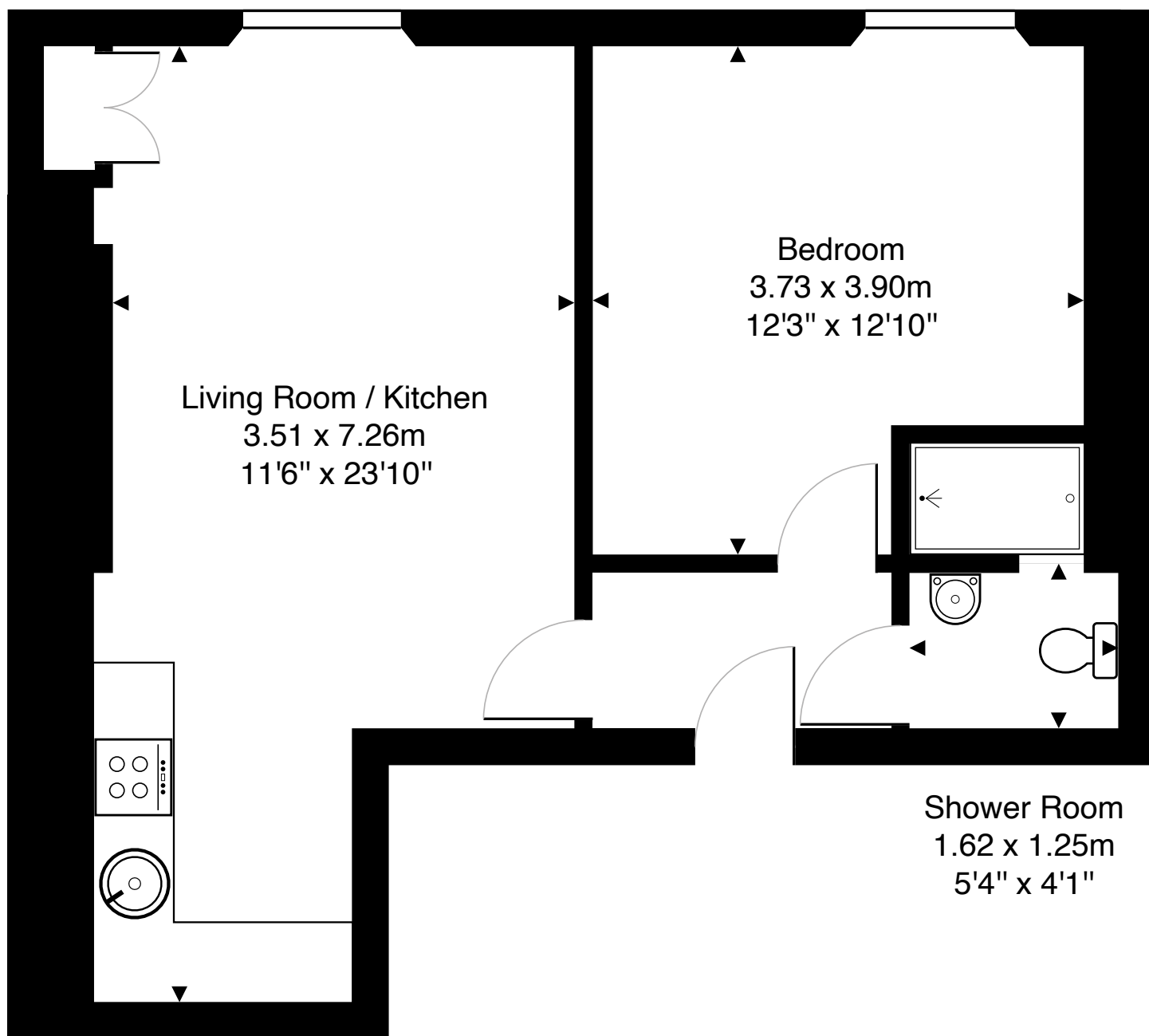




The modern shower room is finished in sleek tiling and features a wall-mounted radiator, mirrored storage cabinets and a rainfall shower, creating a contemporary and stylish finish.







Gross internal floor area (m²): 49m²

EPC Rating: C

Externally, residents have access to a shared communal rear garden, laid mainly to lawn and surrounded by mature trees, providing a pleasant green outdoor space.

With its high ceilings, period details, bright interiors and highly sought-after Marchmont location, 7/2 Sciennes presents an excellent opportunity for first-time buyers, professionals or investors seeking a characterful home close to Edinburgh city centre.



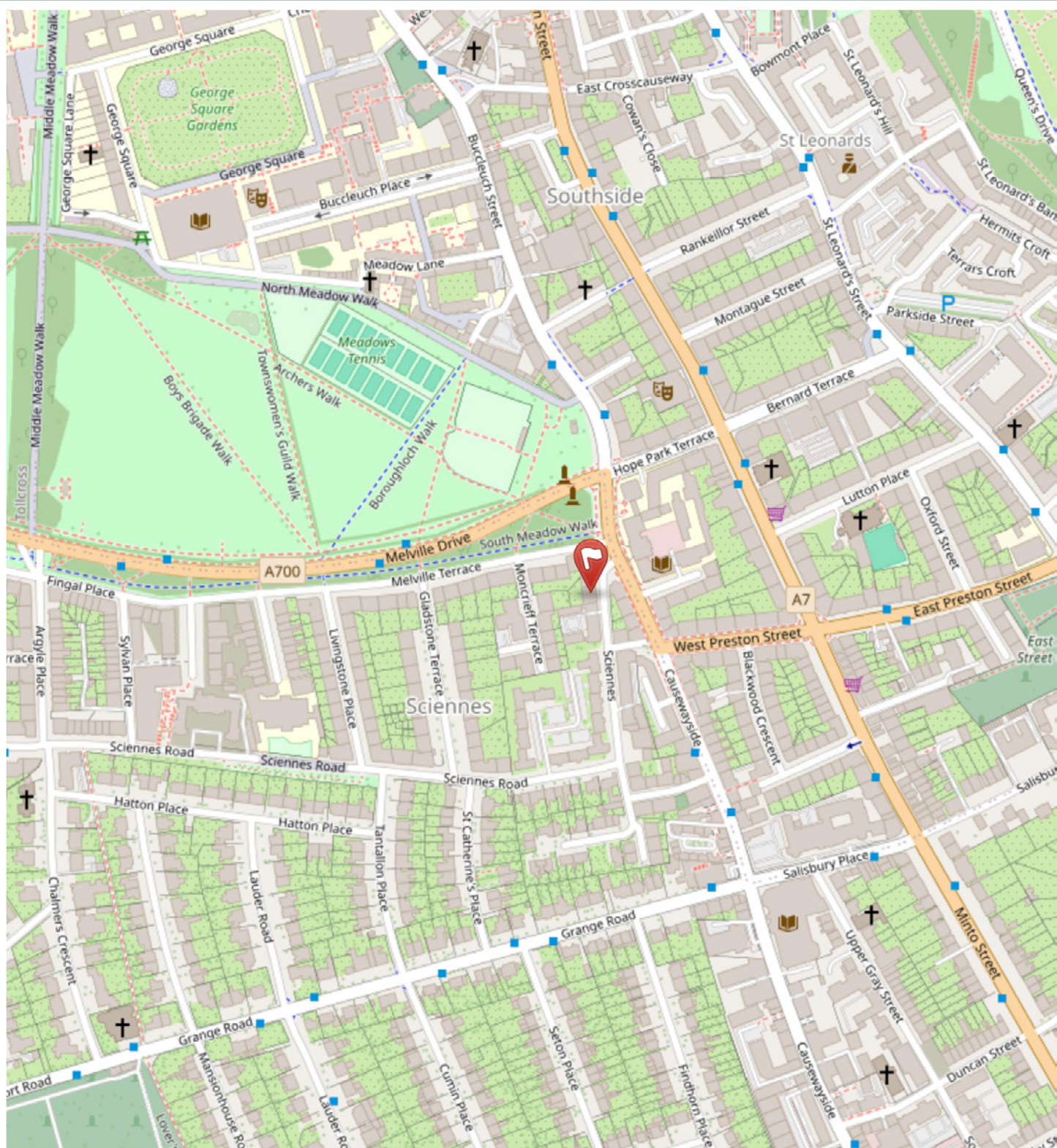


Marchmont is an extremely popular location which is situated approximately a mile south of Edinburgh's city centre. It offers a wide variety of local amenities – convenience and speciality shops and services including hairdressers, doctors, dentists, and chemists. Also pubs, trendy cafes, fast food outlets, independent wine merchants and popular restaurants whose reputation extends beyond the area.

Because of these facilities and location, Marchmont is a very sought-after area for young professionals, students and families – there are excellent state primary and secondary schools in the area, as well as private schools. The property is a short walk from the Meadows and Bruntsfield Links where you will find children's playgrounds, tennis courts, a short-hole golf course and cricket pitches.

Excellent walks can be found on the nearby Blackford Hill, the Hermitage of Braid and Holyrood Park. The Warrender Swim Centre is a short walk away, and the Meadows are perfect for jogging and other leisure activities. There are three regular bus services running through Marchmont going to the City, Morningside shopping area and the Royal Infirmary. The city bypass is nearby, and this connects to the motorway network for easy exit from the city in all directions.

The Location



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THE SUNDAY TIMES
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