



**lindsays**

1F2, 12 Sciennes,  
Edinburgh, EH9 1NH

*"A three bedroom first floor flat, ideally placed for access to The Meadows and the many amenities of Marchmont and Newington"*

- First floor flat
- Excellent location
- Many amenities nearby
- Sitting/dining room
- Well-equipped kitchen
- Two double bedrooms
- Single bedroom
- Shower room
- WC
- Electric heating

EPC Rating E

**FIXED PRICE £295,000**



## Description

A three bedroom first floor flat, ideally placed for access to The Meadows and the many amenities of Marchmont and Newington. The property would be ideal as a but-to-let investment as there are many Edinburgh University students looking to be located in the locality. The property is accessed via a secure entry-phone system into a communal hall and stair. The internal layout comprises a sitting room with dining alcove, two double bedrooms, single bedroom with walk-in wardrobe, well-equipped kitchen (fridge, dishwasher, washing machine, gas hob, electric cooker), shower room and separate WC. The property benefits from electric heating and access to a shared garden to the side of the building.

## Area

Newington is a thriving community in Edinburgh's southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat, one of the City's famous landmarks and also borders the green expanse of the Meadows. There is an extensive choice of shops available and plenty of fashionable bars, cafes and restaurants. Leisure and sporting opportunities are also in abundance. Regular bus services run to the City Centre and other areas, whilst The Royal Infirmary and Medical School, the new Children's Hospital and the Scottish Parliament are all easily accessible.

## Viewing

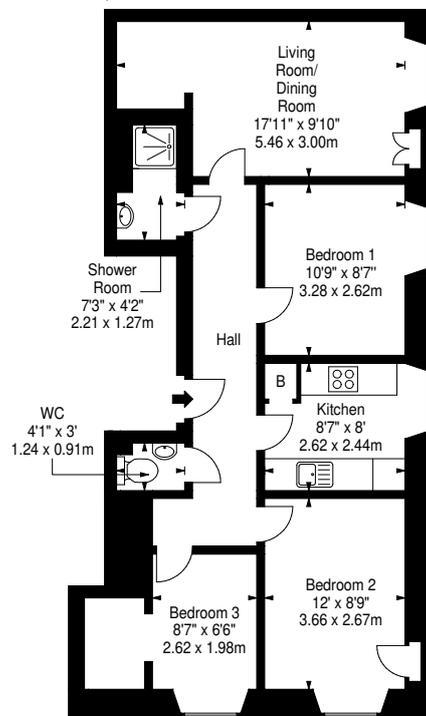
By appointment contact Lindsays – [propertyadmin@lindsays.co.uk](mailto:propertyadmin@lindsays.co.uk)



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Approx. Gross Internal Area  
729 Sq Ft - 67.72 Sq M  
For identification only. Not to scale.  
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First Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.