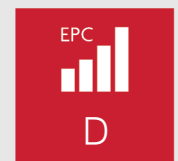




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## 7/10 Sciennes House Place

Newington, Edinburgh,  
EH9 1NN







## Summary

Forming part of a historic, B-listed Georgian building in Newington, this one-bedroom third/top-floor flat offers an ideally proportioned city home for first-time buyers, professionals, couples, and rental investors alike. The flat boasts views of the iconic Arthur's Seat and benefits from access to a shared garden. The immediate area is home to excellent everyday amenities, eateries, transport links, and open spaces (including the much-loved Meadows and Bruntsfield Links), whilst the very heart of the city is just over a mile away.

Extras: All window coverings, light fittings, cooker, fridge/freezer, and washing machine will be included in the sale, whilst furniture is available via separate negotiation.

## Features

- Third/top-floor flat in Newington
- Part of a B-listed building
- Secure shared entrance and stairwell
- Welcoming hallway
- West-facing living/dining room
- Modern fitted kitchen
- Double bedroom with Arthur's Seat views
- Three-piece shower room
- Access to a shared garden
- Controlled on-street parking (Zone 7)
- Gas central heating system and double glazing

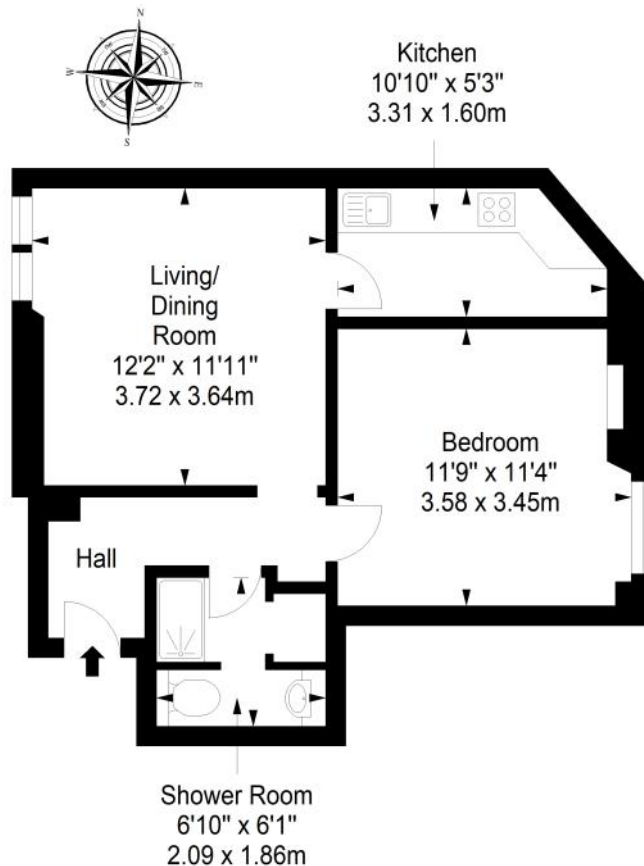




# Floorplan

## Third Floor

Approx. 40.4 sq. metres (434.9 sq. feet)



Total area: approx. 40.4 sq. metres (434.9 sq. feet)

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



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