



Thorntons 
The right way to move

13/6 Sciennes Road

Marchmont, Edinburgh EH9 1LG





Summary

Situated in sought-after Marchmont, this sunny two-bedroom first-floor flat comes with light-filled accommodation and lightly decorated interiors. The home boasts an eclectic blend of charming period features and modern fixtures, a south-facing living room with a fireplace, a contemporary dining kitchen with fitted units, and two spacious bedrooms, one benefiting from a south-facing window. Completing the accommodation is a modern shower room. Externally, the property offers its new owner a communal back garden, private zoned permit parking, and access to excellent amenities, including cafes, restaurants, shops, supermarkets, and transport links. Extras: All fitted floor and window coverings, light fittings and integrated kitchen appliances are included in the sale.

Features

- Attractive first-floor flat
- Located in popular Marchmont
- Secure entry system and communal staircase
- Contemporary interiors with retained period features
- Entrance hall with storage
- South-facing living room with fireplace and press
- Stylish dining kitchen with garden views
- Two double bedrooms
- Modern shower room
- Traditional sash and case windows
- Communal rear garden
- Zoned permit parking
- Gas central heating



“This sunny home enjoys a charming mix of modern fixtures and period features.”



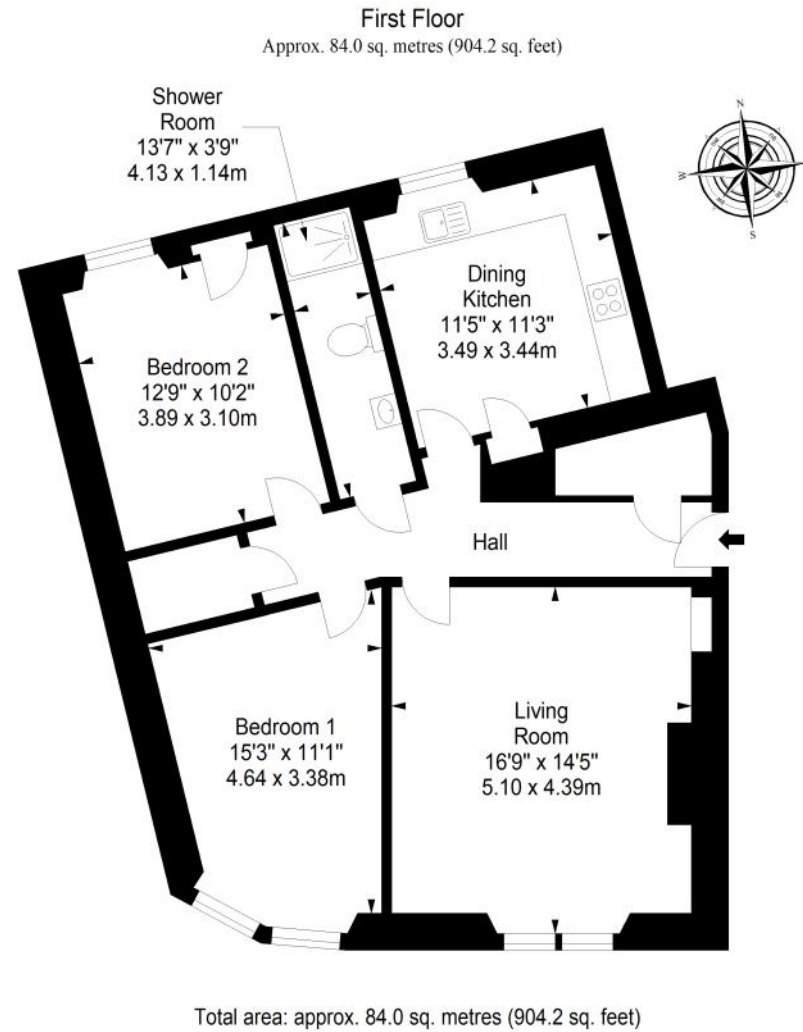




“The city home boasts easy access to a wealth of amenities, including The Meadows, shops and commuter links.”



Floorplan





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