



37 Sciennes Road, Edinburgh, EH9 1NS

Charming four-bedroom semi-detached family home with south-facing garden, driveway, and garage

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EDINBURGH



DESCRIPTION

37 Sciennes Road is a charming, generously proportioned four-bedroom Victorian semi-detached villa, offering flexible accommodation with private south-facing rear garden, driveway, garage, and views towards Arthurs Seat. Superbly situated in the heart of Sciennes, the property benefits from excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas. The property retains many original period features throughout including fireplaces, cornicing and shutters, and offers fantastic potential (subject to local authority consents).

Entrance vestibule and welcoming hall; elegant living room with gas fireplace and surround; bright open plan dining room / kitchen overlooking the rear garden; fitted kitchen with wall and base units and appliances including an AGA; utility room with direct garden access and stairs to the old maid's room with Velux window, which could be used as a home office/study or guest bedroom five; downstairs shower room and separate WC. An elegant staircase leads to the first floor with decorative opaque window; four good-sized double bedrooms, two with original fireplace surrounds; and a bathroom with three-piece suite. On the attic level, there are two storerooms.

ACCOMMODATION

Entrance vestibule & hall. Living room. Kitchen. Dining room. Four double bedrooms. Maid's room/Study/Bedroom five. Bathroom. Shower room. WC. Attic.

Gas central heating. Mixture of double glazing and original sash & case windows. Well-maintained private front, side, and rear gardens, with the enclosed south-facing rear garden mainly laid to lawn with patio area and mature borders. Driveway and garage.



LOCATION

Sciennes Road is situated in the highly sought-after residential area of Sciennes, neighbouring Marchmont, Grange and Newington areas, all within walking distance of good schools, main university campuses and the city centre. Local shops cater for everyday needs, and Cameron Toll Shopping Centre with a Sainsbury's supermarket and other retail shops is only a short distance away. The Meadows and Bruntsfield Links public parks are very close offering tennis, bowling, croquet and two children's playgrounds. Other recreational facilities in the area include the Royal Commonwealth Pool, the green open spaces of Holyrood Park, Arthurs Seat, Warrender Swim Centre and Gym, Blackford Pond and The Hermitage of Braid and



several well-renowned golf courses. Nearby districts of the Grange and Morningside are all within easy reach offering further shops including a Waitrose and M&S Food Hall, cafes, restaurants, and boutique shops. Cycle paths and footpaths provide quick access into the city centre, with regular buses running to and from the city centre and surrounding areas, with both Waverley and Haymarket stations easily accessible. The City Bypass can be reached by car providing links to the major motorway networks, Edinburgh Airport and The Forth Road Bridge/Queensferry Crossing. Catchment schools are the well-regarded Sciennes Primary and James Gillespie's High School, with private schooling available at nearby George Watson's College, George Heriots School, and Merchiston Castle School.

INCLUDED IN SALE

All fitted floor coverings, light fittings, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **G**

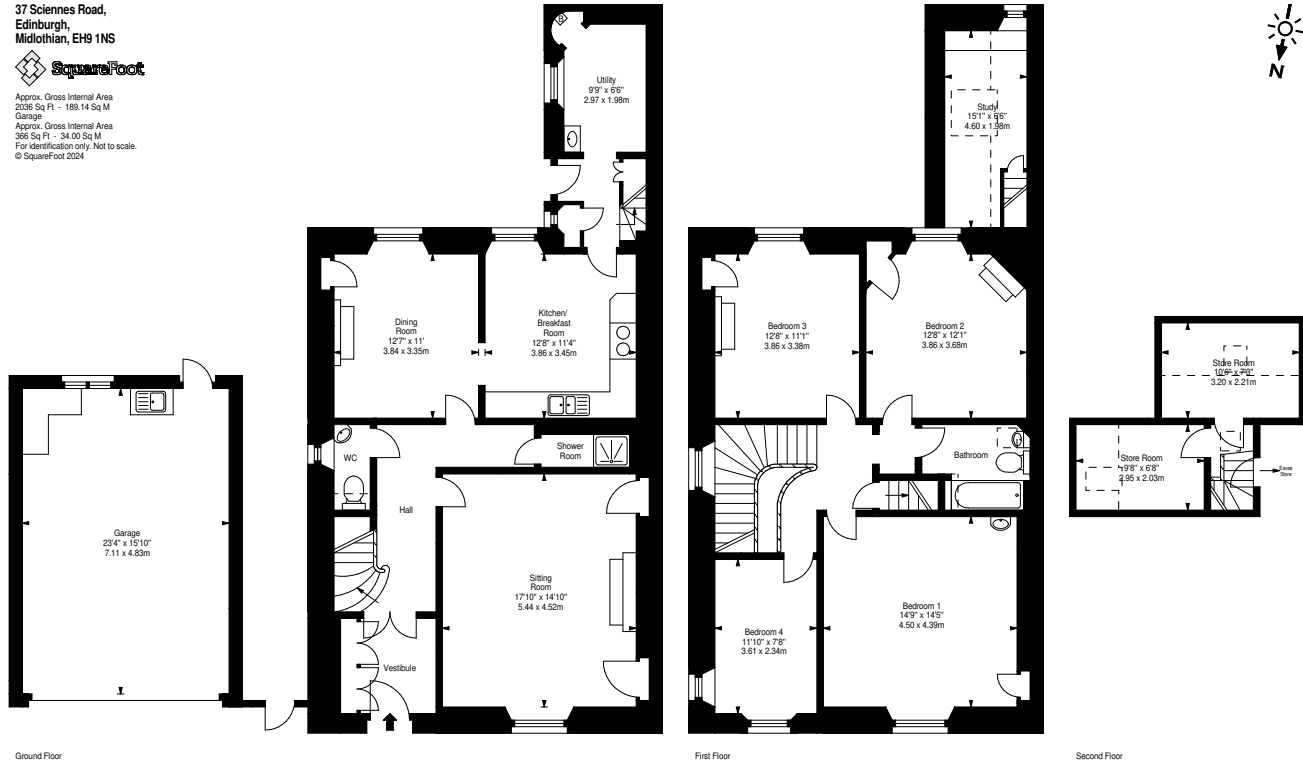
The property has an Energy Rating Category **E**



37 Sciennes Road,
Edinburgh,
Midlothian, EH9 1NS



Approx. Gross Internal Area
2108 Sq Ft - 198.14 Sq M
Garage
Approx. Gross Internal Area
368 Sq Ft - 34.00 Sq M
For identification only. Not to scale.
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NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.