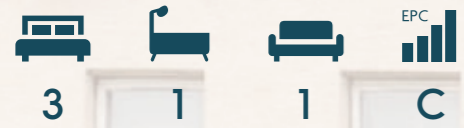


COULTERS[©]

WELCOME TO:

PIERSHILL SQUARE EAST

3/1 Piershill Square East, Edinburgh, EH8 7BD



PIERSHILL SQUARE EAST AT A GLANCE:



Popular residential
Piershill area



Three-bedroom
ground floor apartment



Bright and twin
windowed lounge



Excellent links
into city centre



Holyrood Park
nearby



Well-regarded
schooling close by

EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

This spacious three-bedroom apartment is situated north-east of Edinburgh's city centre, in the popular residential Piershill area. Located on the ground floor of this 1937 tenement building, it is bright and well-laid out allowing for comfortable family living. There are excellent leisure and retail amenities within the area, and the property is in walking distance of the city's finest green spaces including Holyrood Park. Regular bus services also offer quick access to the city centre.

- Welcoming carpeted entrance hall and foyer with useful storage
- Bright and well-proportioned twin windowed lounge overlooking Piershill Square
- Functional fitted kitchen with ample wall and floor storage, counter space and integrated appliances including fridge, stainless steel oven, and hob
- Spacious principal carpeted double bedroom with front facing views and built-in wardrobe
- Two further comfortable carpeted bedrooms with rear aspect, one single and one double, the latter with built-in wardrobe
- Family bathroom featuring three-piece white suite including wall mounted shower
- Private front patio area
- Shared rear drying green
- Unrestricted on-street parking
- Gas central heating and double glazing throughout
- Secure entry system



LOCATION, LOCATION, LOCATION:

A popular residential location, two miles north-east of Edinburgh city centre, Piershill offers a quiet lifestyle yet only a short 15-minute journey from the the capital.

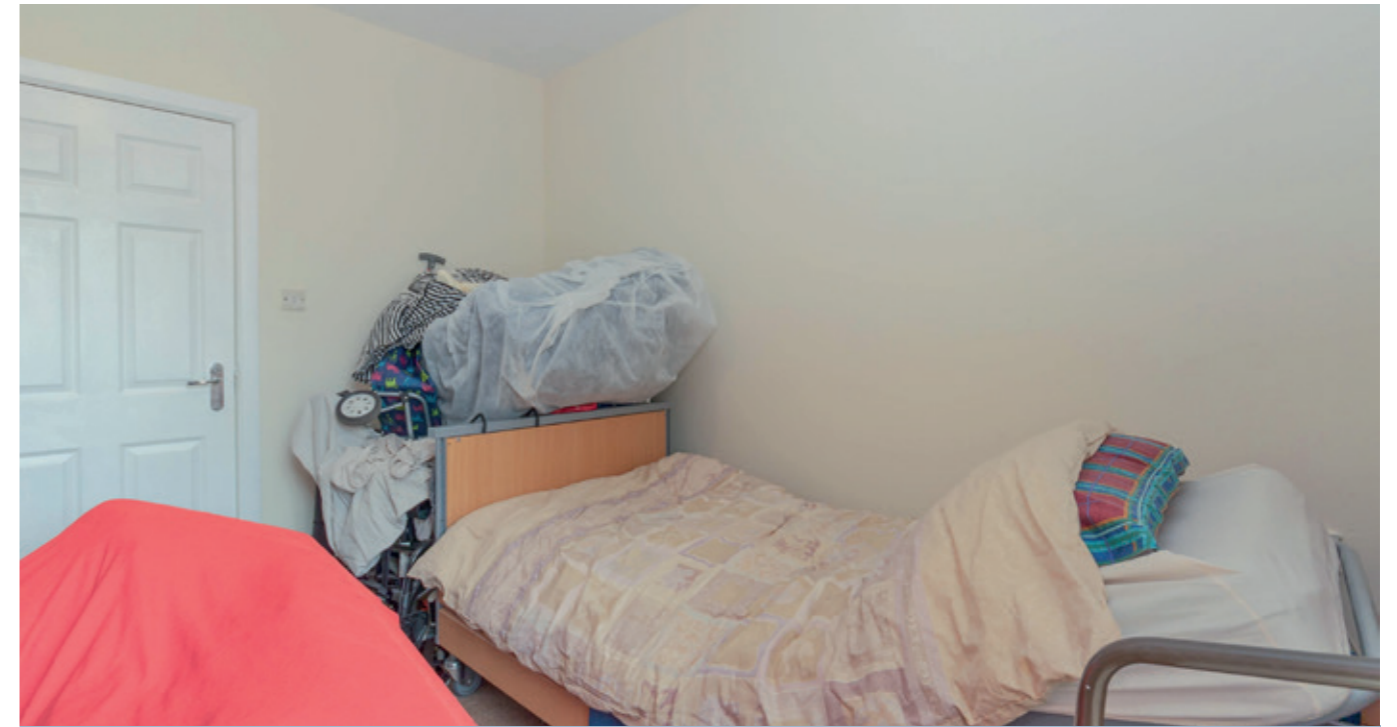
This property enjoys fantastic local amenities including a library, pubs, takeaways, and independent retailers. Larger supermarkets including Morrisons and Sainsburys are nearby, the latter situated in the Meadowbank Retail Park with its well-known high street stores.

The beautiful green spaces of Holyrood Park and Calton Hill are just a short walk away as is Craigentenny Golf Course and Portobello promenade and seafront.

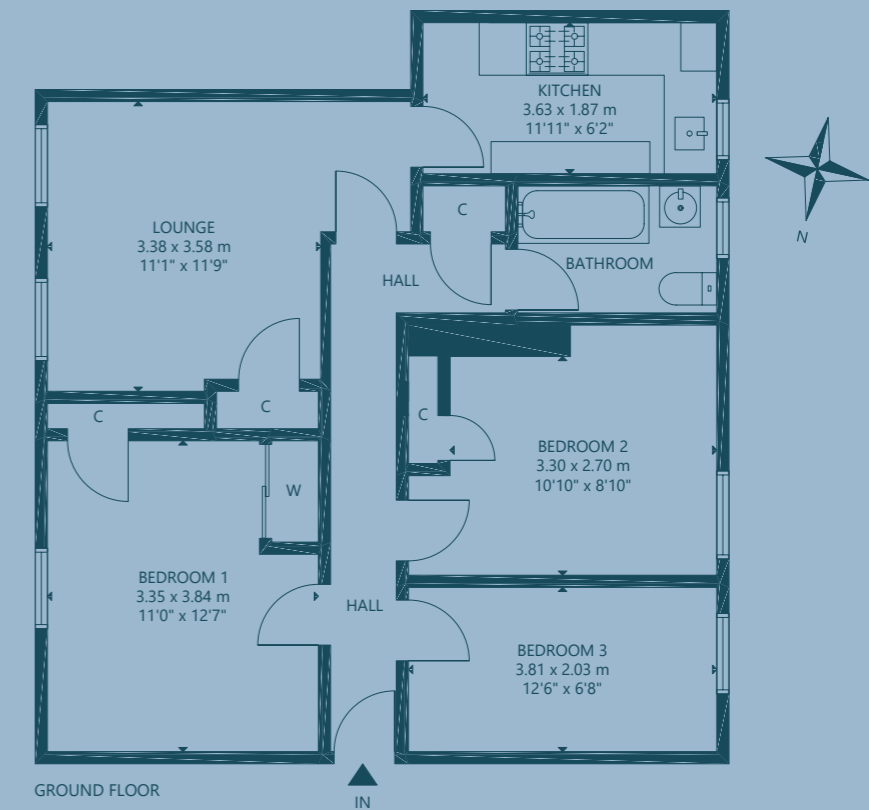
Other opportunities for fitness include Portobello Swim Centre and Leith Victoria Swim Centre both with excellent gyms.

Well-renowned primary and secondary state schooling is close by including Craigentenny Primary School, and there is easy access to the city's many private school choices.

It is an excellent commuter location due to the efficient bus service and the proximity of the A1 and the City Bypass.



FLOOR PLAN:



3/1 Piershill Square East, Edinburgh, EH8 7BD

Approx. Gross Internal Area

754 Sq Ft - 70 Sq M

For identification only. Not to scale.

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