

PIERSHILL

14/1 PIERSHILL TERRACE  
EH8 7EU



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EPC RATING: D

OFFERS OVER £290,000

## PROPERTY DESCRIPTION

- Sizeable open hallway – would make an ideal dining hall – with a range of storage facilities
- Wider than usual lounge/dining room with bay window overlooking front garden and feature fireplace
- Galley kitchen with excellent range of kitchen units & appliances and door to garden
- Master bedroom overlooking rear garden with good range of wardrobes & handy built in storage cupboard
- Good sized double bedroom 2 to front
- Newly fitted family bathroom with bath & shower, vanity his and hers sink unit with storage and wc
- Large boxroom, currently used as an occasional bedroom but would also make a perfect study
- Great storage throughout including lockable storage cupboard in communal hallway
- Wealth of period features, including stripped wooden flooring, cornicing & dado rails,
- Double glazed windows replaced in 2016
- Gas central heating from Worcester combi boiler fitted 2017
- Underfloor insulation in most rooms
- Private fenced front garden and amazing west facing rear garden with recently paved patio, lawn, flower borders, fruit trees & shed
- Free on street parking



## VIEWING

Sun 2-4pm or Call

Jardine Phillips

0131 4466850





## CHARMING TWO BED GROUND FLOOR FLAT WITH WONDERFUL, SUNNY WEST FACING REAR GARDEN

Perfect for professionals or a young family, this very spacious (87 square metres) two bedroom plus boxroom garden flat has beautifully presented accommodation with fine period features and the rarely available bonus of private front & rear gardens. Located in the popular & convenient area of Willowbrae with direct bus services into the city centre and great open spaces in nearby Holyrood Park & Arthur's Seat.

### AREA

Willowbrae is a highly regarded area to the east of the city centre, close to Holyrood Park and Arthur's Seat which offer a great choice of scenic walks and fabulous views across the city. There is an excellent range of shopping outlets in the vicinity, including a Morrisons Superstore at Portobello Road and further facilities at the nearby Meadowbank and Fort Kinnaird Retail Park. For outdoor and sport enthusiasts, there is the exciting new Meadowbank Stadium. the Royal Commonwealth Pool and Portobello Baths, together with the scenic walks in Holyrood Park and along Portobello Beach. There are also golf courses at Duddingston and Craighentiny. Schooling is well represented from nursery to senior level and the central universities are within easy reach. Numerous bus services run along the main roads to most parts of the city and surrounding areas and there is very easy access to the A1, the City Bypass and the

motorway network beyond.

### GARDEN

Private fenced front garden and amazing west facing rear garden with newly fitted patio, lawn, flower borders, fruit trees & shed

### EXTRAS

The blinds/curtains, light fittings (except the chandeliers in lounge & hallway), freestanding gas cooker, fridge and freezer and the wardrobe in master bedroom are included in the sale.

### HOME REPORT VALUATION

£300,000



Hall	11'3 x 7'9 (3.43 x 2.36m)
Lounge/dining room	19'2 x 14' (5.84 x 4.27m)
Kitchen	12'3 x 6' (3.73 x 1.83m)
Bedroom 1	12'11 x 11'8 (3.94 x 3.56m)
Bedroom 2	15'8 x 9'1 (4.78 x 2.77m)
Boxroom	8'5 x 8' (2.57 x 2.44m)
Bathroom	12'2 x 4'7 (3.71 x 1.4m)

**Piershill Terrace,  
Edinburgh, EH8 7EU**



**SquareFoot**

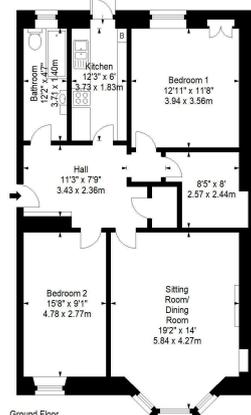
Approx. Gross Internal Area  
692 Sq Ft - 66.56 Sq M

Garden Store

Approx. Gross Internal Area  
8 Sq Ft - 0.74 Sq M

For identification only. Not to scale.

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised 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.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

