



2/2 PIERSHILL TERRACE

PIERSHILL, EDINBURGH, EH8 7ES



1 PUBLIC



2 BED



1 BATH

0131 622 2626 | property@vmh.co.uk



VMH SOLICITORS



2/2

PIERSHILL TERRACE

Enjoying attractive, modern interiors and a palette of modern décor, this ground-floor flat forms part of a handsome, C-listed Edwardian tenement in the Piershill area of the city and offers two bedrooms, an open-plan kitchen and living room, and a shower room, plus access to a shared garden and unrestricted on-street parking. The flat represents a desirable city home for those looking to be within easy reach of excellent amenities, including shops, Holyrood Park, and the heart of the capital which is under two miles away.

Features

- C-listed Edwardian tenement in Piershill
- Ground-floor flat with modern, neutral interiors
- Secure shared entrance
- Hall with built-in storage
- Open-plan living room and kitchen
- Attractive, modern kitchen design
- Two bedrooms (one with storage)
- Contemporary shower room
- Access to a shared garden
- Unrestricted on-street parking
- Gas central heating and double glazing



EPC Rating - C

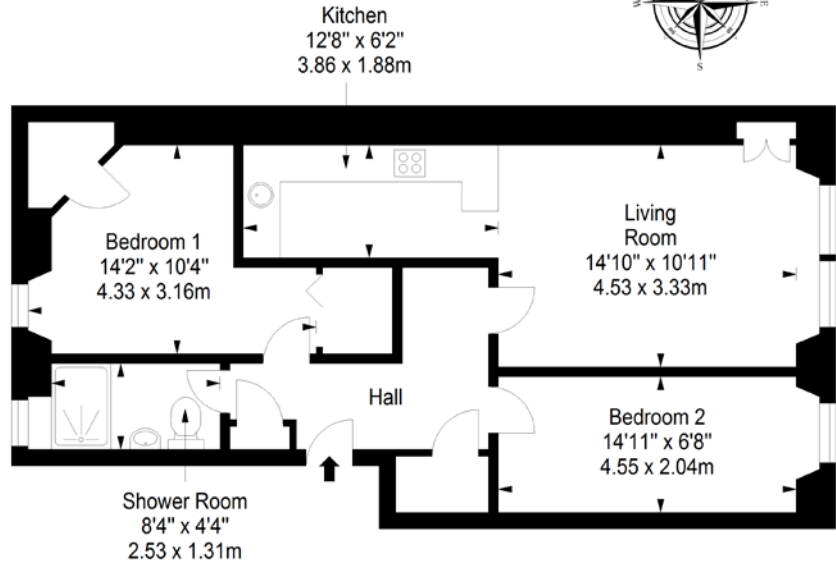
Home Report Value - £250,000

For up to date price & viewing information contact VMH Property or visit us online.



Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. Freestanding appliances.

Ground Floor
Approx. 60.5 sq. metres (651.2 sq. feet)



Total area: approx. 60.5 sq. metres (651.2 sq. feet)



VMH SOLICITORS

WWW.VMH.CO.UK

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 26267 E: property@vmh.co.uk

DX: 552210, Edinburgh 68



The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.