



# 22/6 PIERSFIELD GROVE

PIERSFIELD, EDINBURGH, EH8 7BY



1 PUBLIC



2 BED



1 BATH

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# 22/6

## PIERSFIELD GROVE

Situated on a quiet no-through road in Piersfield, this two-bedroom second/top-floor flat has a desirable location, set within easy reach of Edinburgh city centre and Portobello Beach. In addition, it is also within swift walking distance of excellent amenities and regular transport links. The property features bright and spacious rooms that are lightly decorated, and it is sure to appeal to a wide demographic of buyers, including first-time purchasers, couples, young families, and commuting professionals.

### Features

- Bright and airy second/top-floor flat
- Part of an established development
- Situated in popular Piersfield
- Secure telephone-entry system
- Entrance hall with built-in storage
- Dual-aspect living/dining room
- Well-appointed kitchen
- Two airy double bedrooms
- 3pc bathroom with overhead shower
- Private garden area
- Lawned communal garden
- Unrestricted on-street parking
- Gas central heating and double glazing



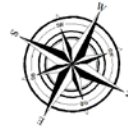
EPC Rating - C

Home Report Value - £150,000

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

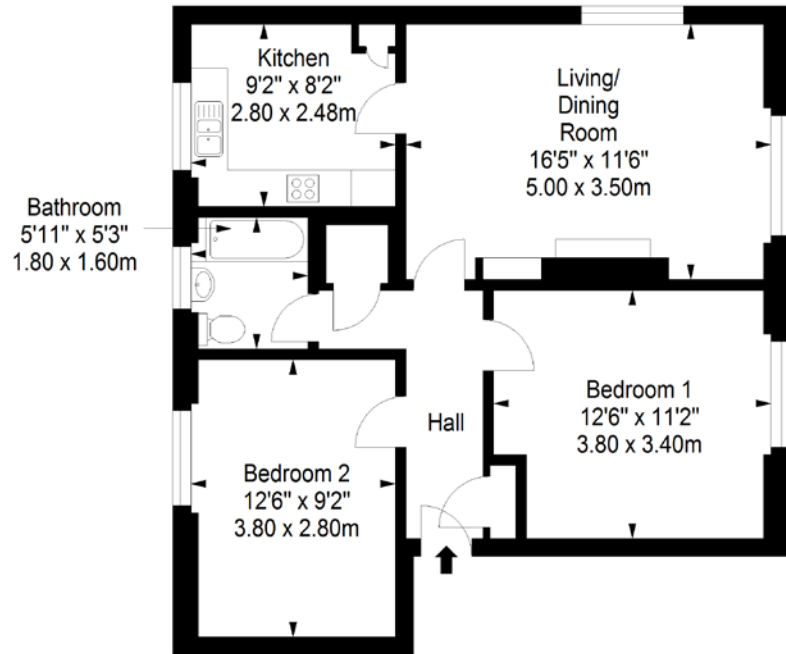


Extras: all fitted floor and window coverings, light fittings, an integrated oven and gas hob, a freestanding fridge/freezer, and a washing machine to be included in the sale.



## Top Floor

Approx. 59.8 sq. metres (643.7 sq. feet)



Total area: approx. 59.8 sq. metres (643.7 sq. feet)



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CHARTERED FIRM

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