

COULTERS[©]

4/7 PIERSHILL TERRACE

PIERSHILL, EDINBURGH, EH8 7ES

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This is an impressive, well presented third floor tenement flat, elegantly embracing the wonderful period features of the home, whilst enhancing the home with tasteful, modern style. This beautiful property will be a popular choice, so early viewing is highly recommended. The impressive bay windowed living room is bursting with period features and provides a lovely outlook over the street, up towards Holyrood Park, whilst a delightful fireplace creates a wonderful focal point in the room.

KEY FEATURES



Well-proportioned third floor tenement flat.



Two attractive double bedrooms.



Shared rear garden.



Unrestricted on-street parking.



Located in the popular area of Piershill.



Excellent local amenities nearby.





Beautiful engineered wood flooring has been laid in both the hall and living room. There is a white fitted kitchen with contrasting wood worktops, along with two engaging bedrooms. The stylish shower room has a large walk-in shower cubicle with a refreshing rainfall shower head, WC and wash hand basin. A deep storage cupboard is located off the hall.

There is a shared garden to the rear of the building and unrestricted parking is available on the street outside.





THE LOCAL AREA

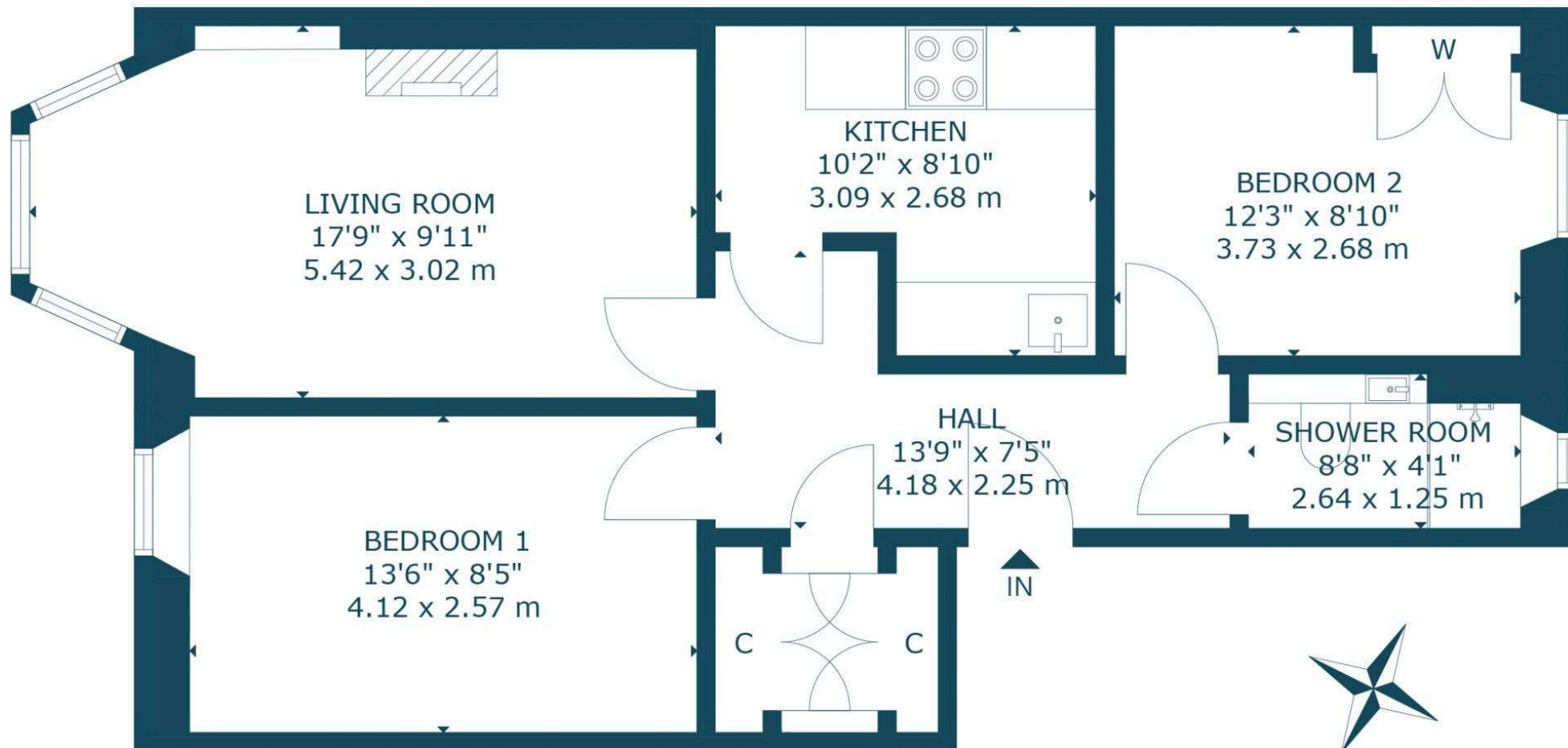
Situated just two miles east of Edinburgh city centre is the popular suburb of Piershill. Local amenities include a large Morrisons supermarket and filling station, a library and a selection of coffee shops, takeouts and pubs. A perfect location for those favouring outdoor sports and recreation, Piershill is just a short stroll from the country style Holyrood Park, home to the rugged climbs of Arthur's Seat, whilst Portobello's sweeping seafront lies only a mile east of the suburb. For those who prefer to exercise indoors, Meadowbank Sports Centre is close by and has recently undergone significant refurbishment, now offering state-of-the-art facilities. Golf enthusiasts can choose from numerous courses in the surrounding area, including Craigentenny Golf Course. Piershill falls within the catchment area for a good selection of schools at primary and secondary level and is ideally placed for easy access to the city's fantastic independent schooling options. Well-served by excellent transport links, including 24-hour bus services in and out of the capital, the area lies beside the A1 thoroughfare and offers swift access to the City Bypass.

EXTRAS

All blinds, light fittings, fitted floor coverings and integrated appliances (excluding the fridge/freezer and washing machine) are included in the sale.







THIRD FLOOR

4/7 PIERSHILL TERRACE, PIERSHILL, EDINBURGH, EH8 7ES
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 650 SQ FT / 60 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.