

9/8 Piershill Terrace
Edinburgh, EH8 7EY

A

"9/8 Piershill Terrace is a generously proportioned and beautifully presented traditional third floor flat"

- SECURE DOOR ENTRY SYSTEM
- STAIRWELL
- HALL
- LIVING ROOM
- KITCHEN/DINING ROOM
- UTILITY ROOM
- BALCONY
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL REAR GARDEN
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





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LOCATION

Piershill is a popular residential area located to the east of the city centre within easy reach of Holyrood Park, Arthurs Seat and Portobello beach. A Morrisons Superstore is nearby and there is a Sainsbury's Supermarket less than a mile away at Meadowbank Shopping Park. Local shopping, pubs and restaurants are also all in easy reach. Leisure and recreational facilities are provided at Meadowbank Sports Centre and The Royal Commonwealth Pool. Portobello Promenade is just over a mile away, giving access to the beach, Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches. A day at the beach or Holyrood Park is a great way to relax and enjoy the city. Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College and Edinburgh University. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



DESCRIPTION

9/8 Piershill Terrace is a generously proportioned and beautifully presented traditional third floor flat with private balcony, set in a quiet residential street. Early viewing of this lovely home is highly recommended.

The accommodation comprises: secure entryphone system; well maintained stairwell; hallway; bright and spacious living room with bay window, corncicing and feature fireplace; large bay windowed kitchen/dining room with ample space and access to a convenient utility room and a private balcony with a fantastic outlooks; large double bedroom one with built in wardrobes; bedroom two with built in wardrobe; shower room.

Further benefits include gas central heating, double glazing, shared rear garden, on street parking, good local amenities and excellent transport links.

EPC RATING

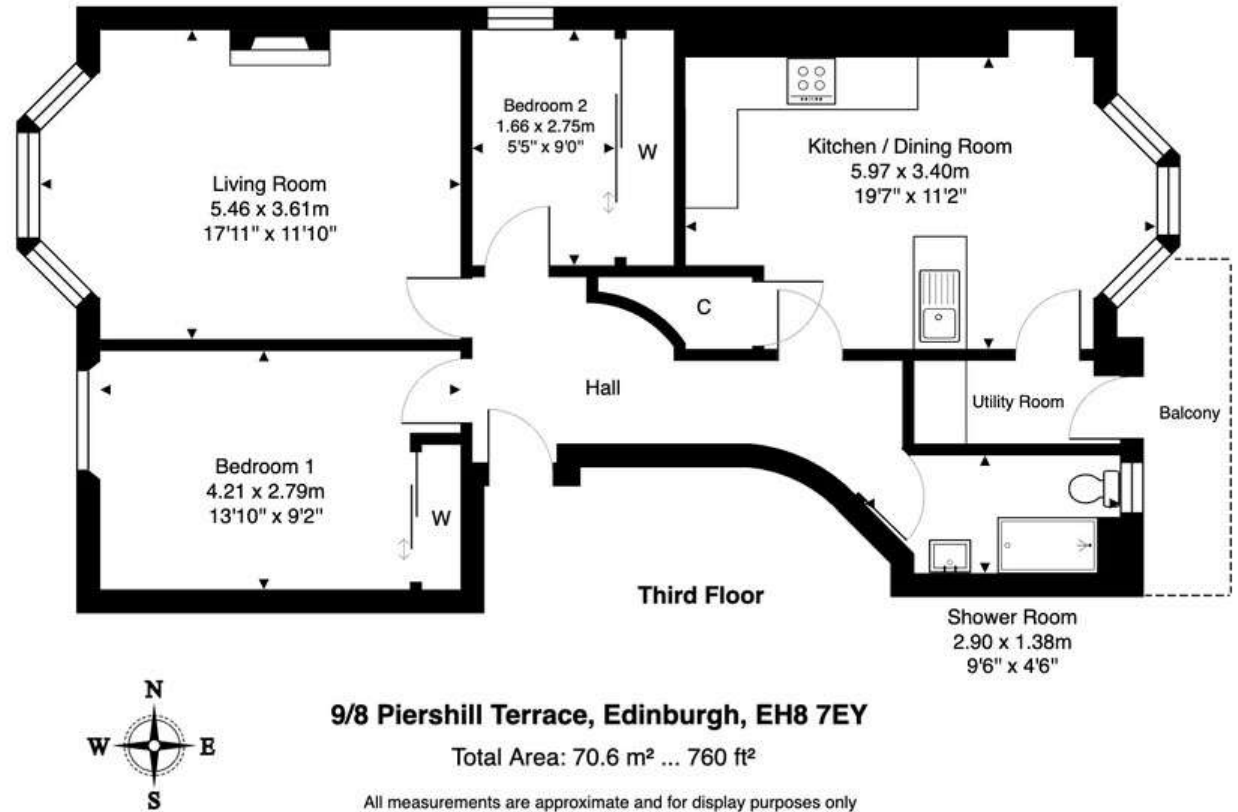
The energy efficiency rating for this property is band E





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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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