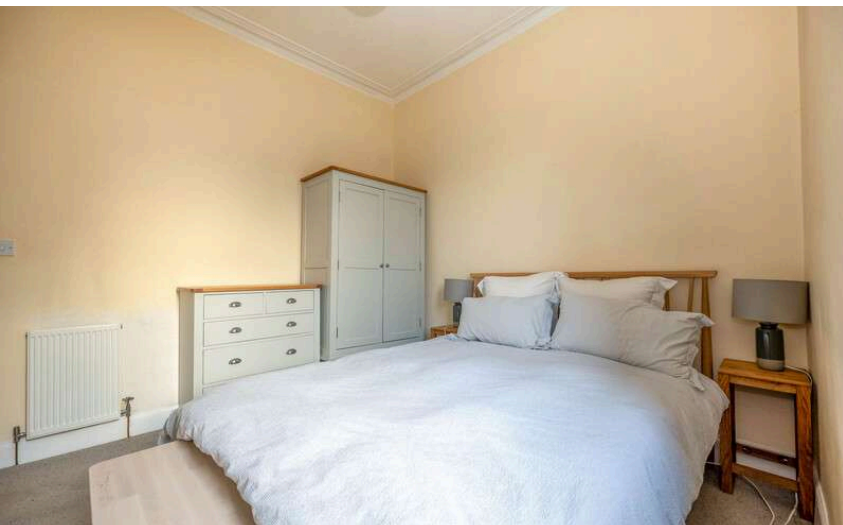


COULTERS<sup>©</sup>

# 133/2 PIERSFIELD TERRACE

PIERSHILL, EDINBURGH, EH8 7BS

 2 BED  1 BATH  2 PUBLIC



## TAKE A LOOK INSIDE

A well-presented two-bedroom apartment situated in the popular residential area of Piershill, two miles to the east of Edinburgh's city centre. Located on the first floor of a three storey stone-built tenement building, it offers particularly spacious accommodation that would be ideal for a first time buyer or investor.

Inside, the living room has a wide bay window, cornicing and electric stove with surround. There is a wonderful open plan kitchen and dining room with a handy utility space and a separate pantry which offers excellent storage. The larger of the two bedrooms is positioned to the rear of the property, whilst a second bedroom with bespoke built-in storage is front facing with a sunny southerly aspect. The bathroom suite consists of bath with overhead shower, wash hand basin and WC.

## KEY FEATURES



Spacious first floor flat



Two bedrooms



Shared gardens to the rear



Free on street parking



Short distance from Portobello



Close to shops and eateries



The property also benefits from gas central heating, double glazing and a secure door entry system.

There is well-kept shared garden with a drying line, which is situated to the rear of the building.

Free on street parking is available.



## THE LOCAL AREA

A popular residential location, two miles east of Edinburgh city centre, Piershill is only a short 20 minute journey from the hustle and bustle of the capital and all of its world-class shopping and entertainment. There are fantastic local amenities on the doorstep including a Morrisons, local pubs, takeaways, independent retailers, a post office, and pharmacy. Holyrood Park is just a short walk away as is Craightinny Golf Course and Portobello promenade and seafront. Other opportunities for fitness include Portobello Swim Centre and the recently opened Meadowbank Sports Centre. Well-renowned primary and secondary state schooling is close by. Piershill is also an excellent commuter location due to the efficient bus service and the proximity of the A1 and the City Bypass.

## EXTRAS

All blinds, curtains, light fittings, fitted flooring and integrated appliances are included in the sale price.

## GET IN TOUCH



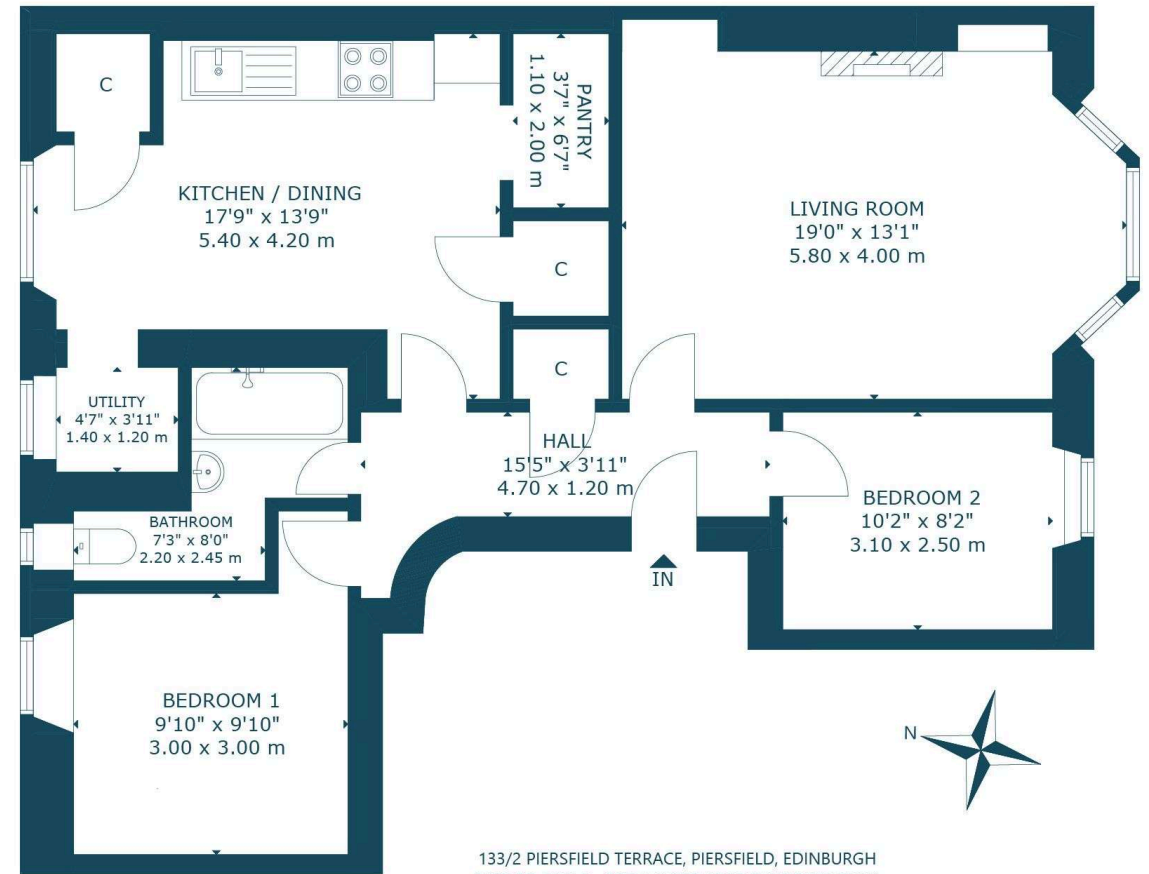
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FIRST FLOOR

133/2 PIERSFIELD TERRACE, PIERSFIELD, EDINBURGH  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 949 SQ FT / 88 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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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.