



**137 PIERSFIELD TERRACE**  
PIERSHILL, EDINBURGH, EH8 7BS





Offering well-presented interiors with a neutral colour palette throughout, this main-door ground-floor flat forms part of a traditional tenement building in Piershill and offers two bedrooms, a large living room, a kitchen, and a shower room, as well as a private front garden area, access to a shared rear garden, and unrestricted on-street parking. The flat's private front door opens into a practical entrance vestibule flowing through to a long, welcoming hall (with a door leading to the communal stair), tastefully presented with understated décor and a fitted carpet, giving a glimpse of the interiors to follow. On your left, you step into a living room, where a high ceiling, a generous floorspace, and a large south-facing bay window create a wonderfully light and airy atmosphere. A homely fireplace (flanked by an open Edinburgh press with an illuminated display shelf and hidden storage) with an electric fire inset creates an ideal focal point around which furniture can be arranged, and the room further benefits from neutral décor, elegant cornicing, and a fitted carpet for optimum comfort underfoot. In the neighbouring kitchen, a selection of classically styled cabinets is accompanied by contrasting black worktops, splashback tiling, and an integrated oven and hob. Freestanding appliances comprising a fridge, a freezer, and a washing machine will be included in the sale.

## FEATURES

- Traditional main-door ground-floor flat in Piershill
- Well-presented, neutral interiors
- Entrance vestibule and inviting hallway
- Elegant, south-facing living room
- Attractive kitchen
- Two double bedrooms (one with storage)
- Bright shower room
- Private front garden area
- Access to a shared rear garden
- Unrestricted on-street parking
- Gas central heating and double glazing





The flat's two double bedrooms are peacefully located to the rear of the property, and both offer plenty of space for furniture. The larger bedroom is accompanied by built-in storage, whilst the other is currently being utilised as a second sitting area, highlighting the home's versatility, and enjoys direct access to the shared rear garden. Finally, a shower room completes the accommodation on offer and comprises a shower enclosure, a WC-suite set into storage, and a chrome towel radiator. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the flat has a small private garden area to the front and benefits from access to a shared rear garden, with convenient unrestricted on-street parking on Piersfield Terrace.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, and a freestanding fridge, freezer, and washing machine will be included in the sale.







## Piershill

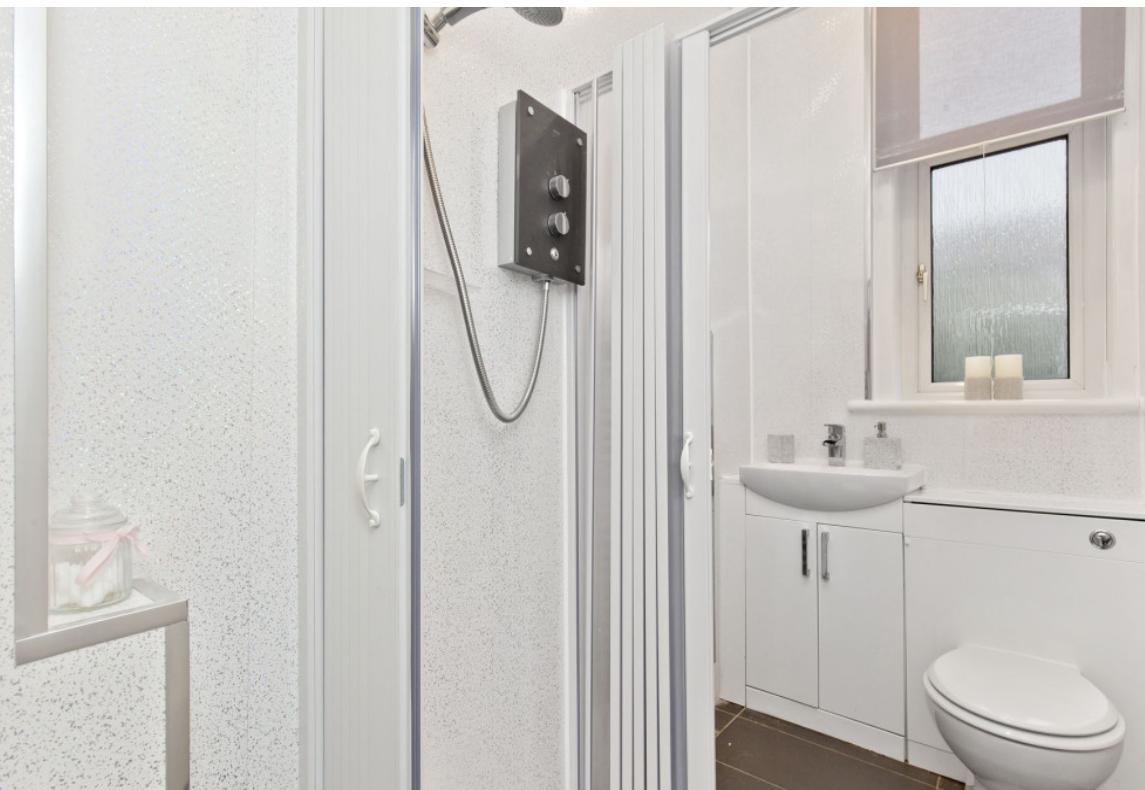
Situated just two miles north-east of Edinburgh city centre is the popular suburb of Piershill. Local amenities include a large Morrisons supermarket and filling station, a library and a selection of takeouts and pubs.

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 Craigentinny 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.







OFFERS TO:  
22 Hardgate  
Haddington  
EH41 3JS

Tel: 01620 825 368  
Fax: 01620 824 671

DX540733 Haddington

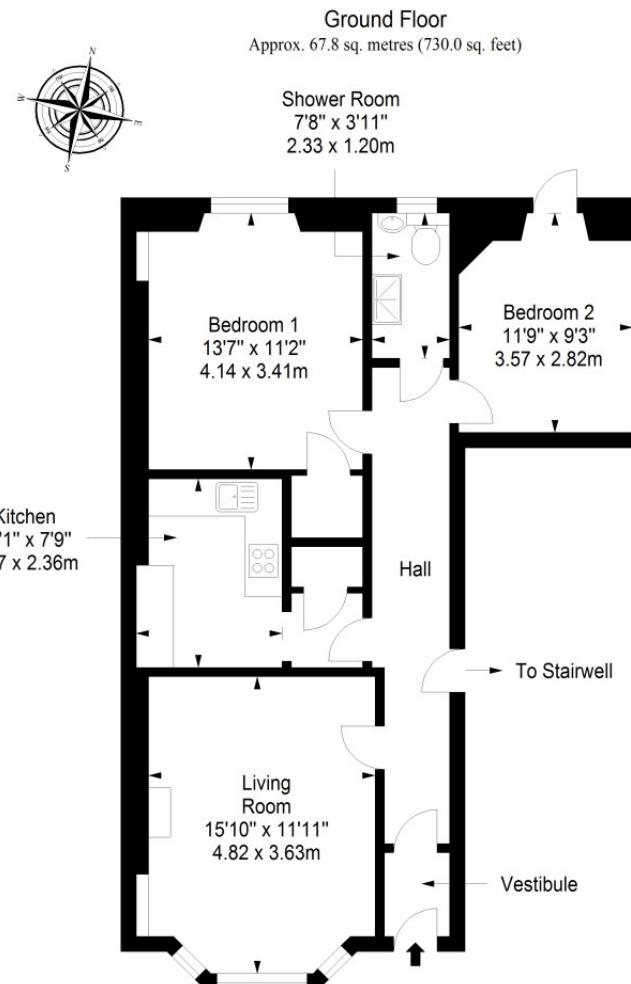
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#### HOUSE SALES

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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN



Total area: approx. 67.8 sq. metres (730.0 sq. feet)