



RALPH SAYER
SOLICITORS & ESTATE AGENTS

30/3 Piersfield Grove

Piershill, Edinburgh, EH8 7BX

30/3 Piersfield Grove

This welcoming first-floor flat is tastefully presented with neutral contemporary interiors, and benefits from access to a well-maintained communal garden and unrestricted on-street parking. The appealing home features a south-facing reception room with access to a bright, stylish kitchen, two double bedrooms (one with storage), and a bathroom. Quiet Piersfield Grove benefits from excellent local amenities and allows access to the city centre and Portobello Beach in under 15 minutes by car or bus.

Extras: All fitted floor and window coverings and light fittings are included in the sale.



Property Summary

- Quiet well-connected location
- Tasteful neutral décor
- First-floor flat
- Secure entry system
- Entrance hall with storage
- South-facing living/dining room
- Stylishly-appointed kitchen
- Two double bedrooms (one with storage)
- Bathroom with shower-over-bath
- Delightful communal garden with private store
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B





A tastefully presented two-bedroom home in a quiet location, well-connected to the city centre



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dream property!



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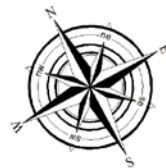
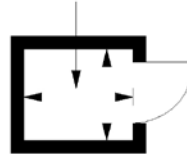
espc CHARTERED FIRM

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor (Store)
Approx. 1.4 sq. metres (15.1 sq. feet)

Store
4'2" x 3'6"
1.27 x 1.07m



First Floor
Approx. 60.5 sq. metres (651.2 sq. feet)

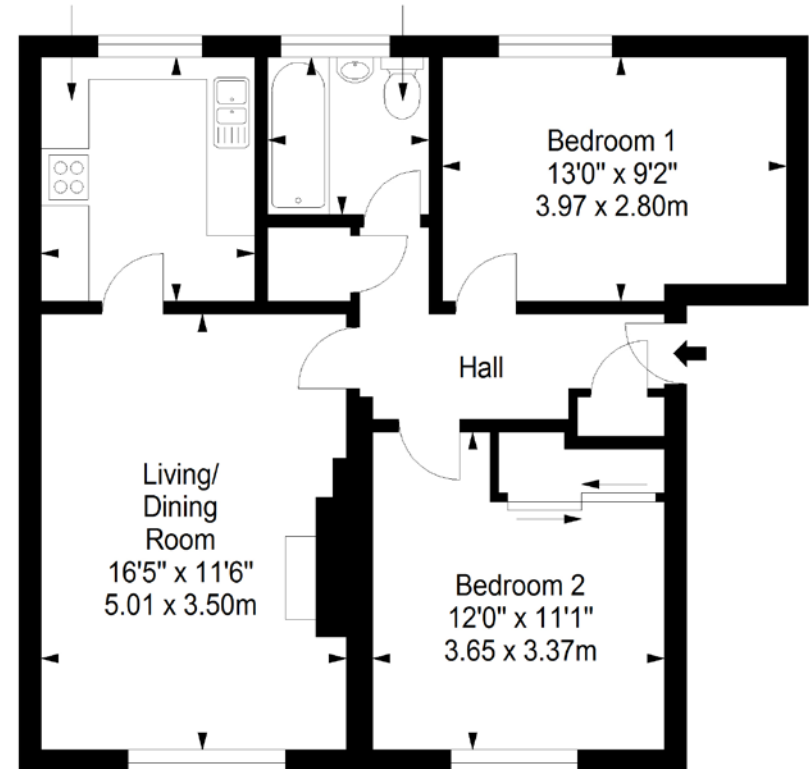
Kitchen
9'2" x 8'1"
2.79 x 2.46m

Bathroom
6'0" x 5'11"
1.84 x 1.80m

Bedroom 1
13'0" x 9'2"
3.97 x 2.80m

Living/
Dining
Room
16'5" x 11'6"
5.01 x 3.50m

Bedroom 2
12'0" x 11'1"
3.65 x 3.37m



Total area: approx. 61.9 sq. metres (666.3 sq. feet)