



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**143 Piersfield Terrace**  
Piershill, Edinburgh, EH8 7BS

# 143 Piersfield Terrace

This exceptional two-bedroom main-door flat has been fully renovated to the highest standards, offering a stylish and modern living environment in the desirable Piershill district, east of Edinburgh's city centre. Perfect for first-time buyers, professionals, couples, young or small families, as well as a buy-to-let investment, the property seamlessly combines contemporary design with classic charm.

Presented in true move-in condition with tasteful décor throughout, the recently renovated property opens into an inviting entrance vestibule leading to a bright and spacious hallway with excellent built-in storage cupboards and newly installed engineered wood flooring. The wood flooring continues into the elegant twin-windowed open plan living room/ dining area to the fitted kitchen. This room is bathed in natural light from the south-facing aspect at the front, creating a warm and welcoming atmosphere, boasting high ceilings, beautiful coving detail and ceiling rose, built-in shelving, as well as a feature fireplace, offering a cosy focal point.

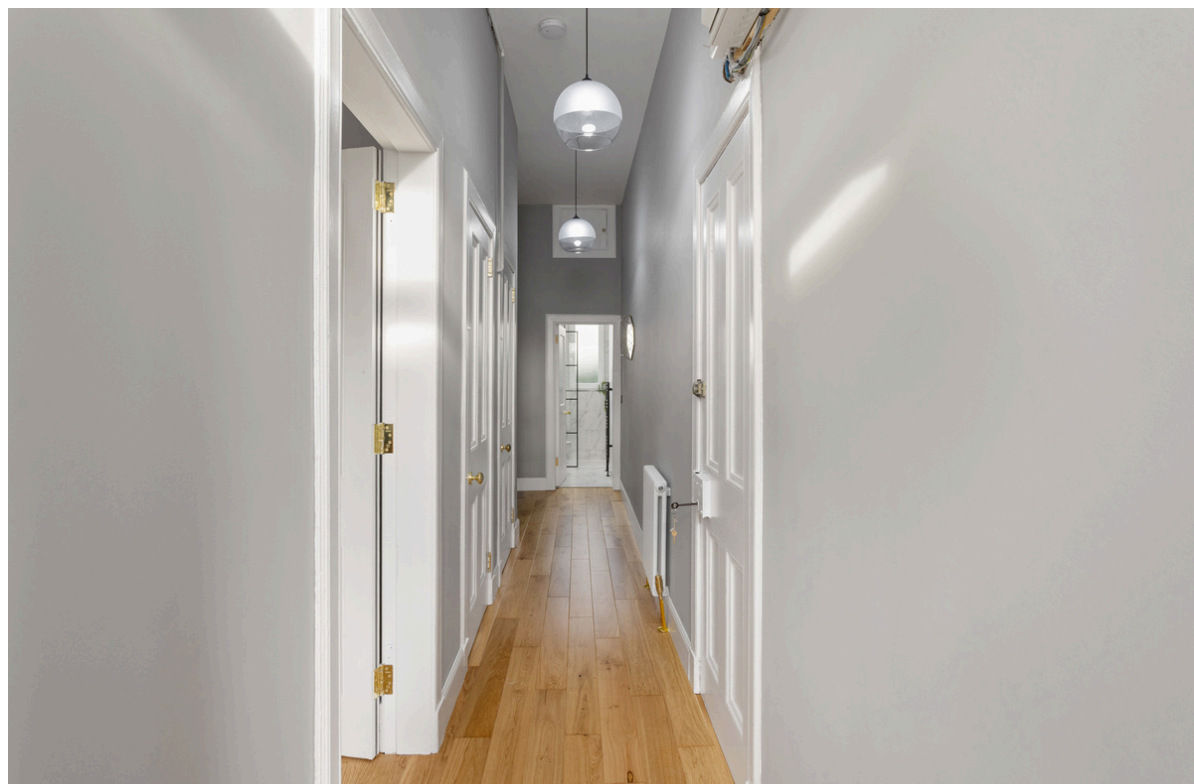
The newly fitted kitchen is a standout feature, with extra-tall cabinetry, sleek Quartz worktops, and fully integrated appliances, including a modern oven, hob, fridge, freezer, and washing machine. The kitchen's design combines functionality and style, making it ideal for both everyday use and entertaining, with ample space for dining table and chairs.



## Property Summary

- Fully renovated main-door flat with modern upgrades throughout
- South-facing elegant twin-windowed Living Room/ Dining Area
- Open-plan to the sleek kitchen with Quartz worktops, and integrated appliances
- Two Double Bedrooms, one with an en-suite bathroom and walk-in wardrobe
- Stylish shower room with a contemporary three-piece suite
- New acoustic double-glazed windows for enhanced soundproofing
- Gas central heating with a new combi boiler and modern radiators
- Newly installed engineered wood flooring with premium insulation underlay
- Private front garden and access to a shared rear garden
- Excellent location with unrestricted on-street parking and great transport links
- EPC – D | Council Tax – C
- Home Report Value £265,000

Extras: To include all fitted floor coverings, window coverings, light fittings and integrated appliances. All furniture can be included in the sale.









Sleek kitchen with extra-tall units, Quartz worktops, and integrated appliances









The property benefits from two double bedrooms finished with neutral décor and newly installed carpets. Bedroom two is located to the front and has ample space for double bed, freestanding wardrobes and additional furnishings. The principal bedroom overlooks the well-maintained shared gardens at the rear and boasts a beautifully finished en-suite bathroom with a contemporary three-piece suite and has large built-in wardrobes. Completing the accommodation is the beautiful shower room with three-piece suite and walk-in shower.

Comfort is further ensured with a new combi boiler, modern radiators, and double-glazed acoustic windows throughout, providing a quiet and energy-efficient home. The property has been rewired, ensuring safety and convenience for the new owner.

Externally, the flat enjoys a private, enclosed front garden featuring a charming Buddleja plant and access to a shared rear garden via the communal stair next door at 145 Piersfield Terrace. The low-maintenance front garden is south-facing offering a sunny aspect and is a great space for a bistro table and chairs – the perfect spot to enjoy a morning cuppa or an evening wine, with the well-maintained rear communal gardens having a patio terrace and lawn.

Unrestricted on-street parking is available on Piersfield Terrace and the surrounding streets, and the area benefits from excellent transport links to the city centre and beyond.





## Piershill, Edinburgh

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 Craigenlinny 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



Let us help you find your next  
**dream property!**



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 **CHARTERED FIRM**

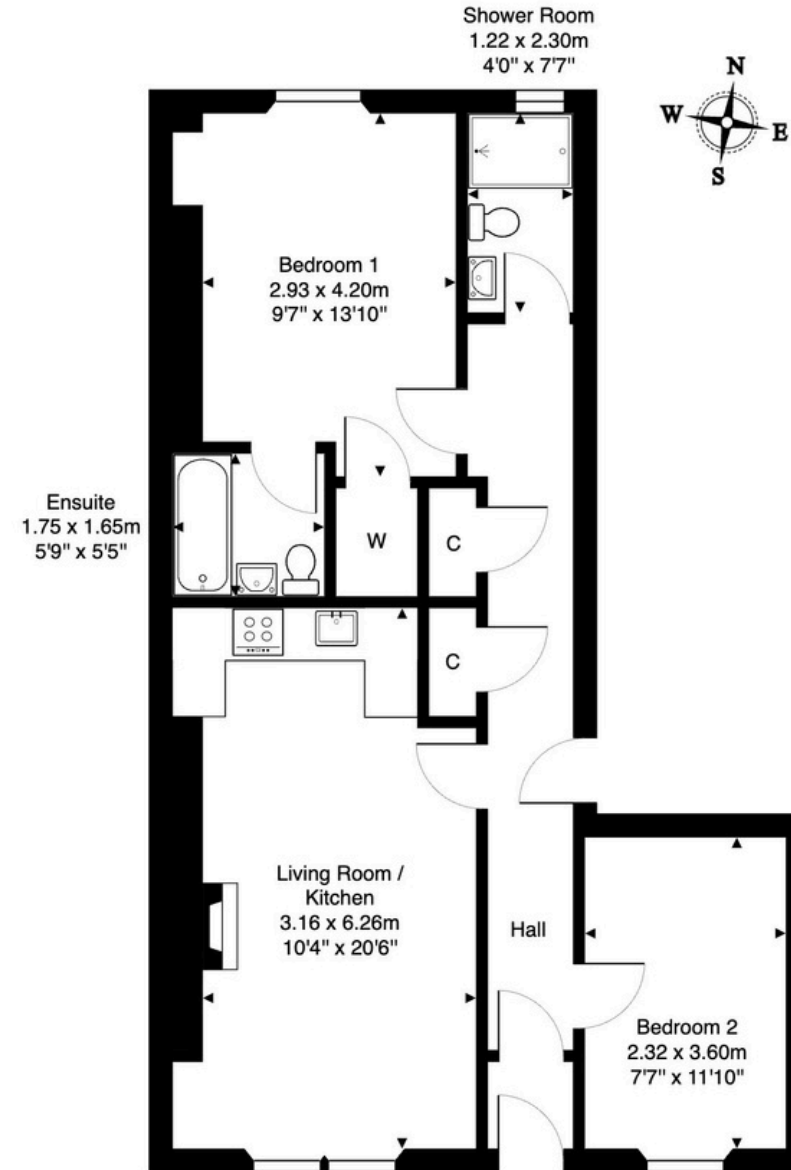
  

**DISCLAIMER**

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.

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**Ground Floor**

**Total Area: 64.4 m<sup>2</sup> ... 693 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.