



2 1f1 Piershill Terrace, EDINBURGH, EH8 7ES



Welcome

Welcome to Piershill Terrace, this one bedroom first floor flat offers bright and spacious accommodation with secure entry system and shared garden to the rear. The property forms part of a traditional tenement building, retaining many period features, and would now benefit from some refurbishment. Ideally located in the popular Piershill area of Edinburgh close to many local amenities, leisure facilities and swift transport links. This property would suit a first time buyer looking for a project to make their own, or an investment opportunity, viewing is highly recommended.



- Reception hallway with excellent storage.
- Handsome living room front facing features a bay window.
- Dining kitchen to the rear with wall and base units, all white goods included.
- Double bedroom.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double glazing.
- Shared rear garden.
- On street parking available.



Piershill

Piershill is a well-established district situated to the East of Edinburgh, well placed for an excellent range of amenities. There is a Morrisons store at Piersfield Terrace, just a brief stroll away, with further facilities available at the Meadowbank Retail Park which includes Sainsbury's, Lidl and Costa Coffee. The East End of Edinburgh, host to the impressive new St James Quarter and the Omni Centre, can be accessed by car or bus in a matter of minutes, whilst in an easterly direction lies Portobello with its wonderful promenade and beach. Leisure facilities are excellent and include the new Meadowbank Stadium, which has recently been refurbished, Arthur's Seat and the wide expanses of the QueensPark. Schooling is well represented from nursery to senior level, whilst Edinburgh University can be accessed through Holyrood Park. An efficient public transport system operates throughout the town, whilst the compactness of the city ensures easy access to the city by-pass and main motorway networks

Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.



Get in touch

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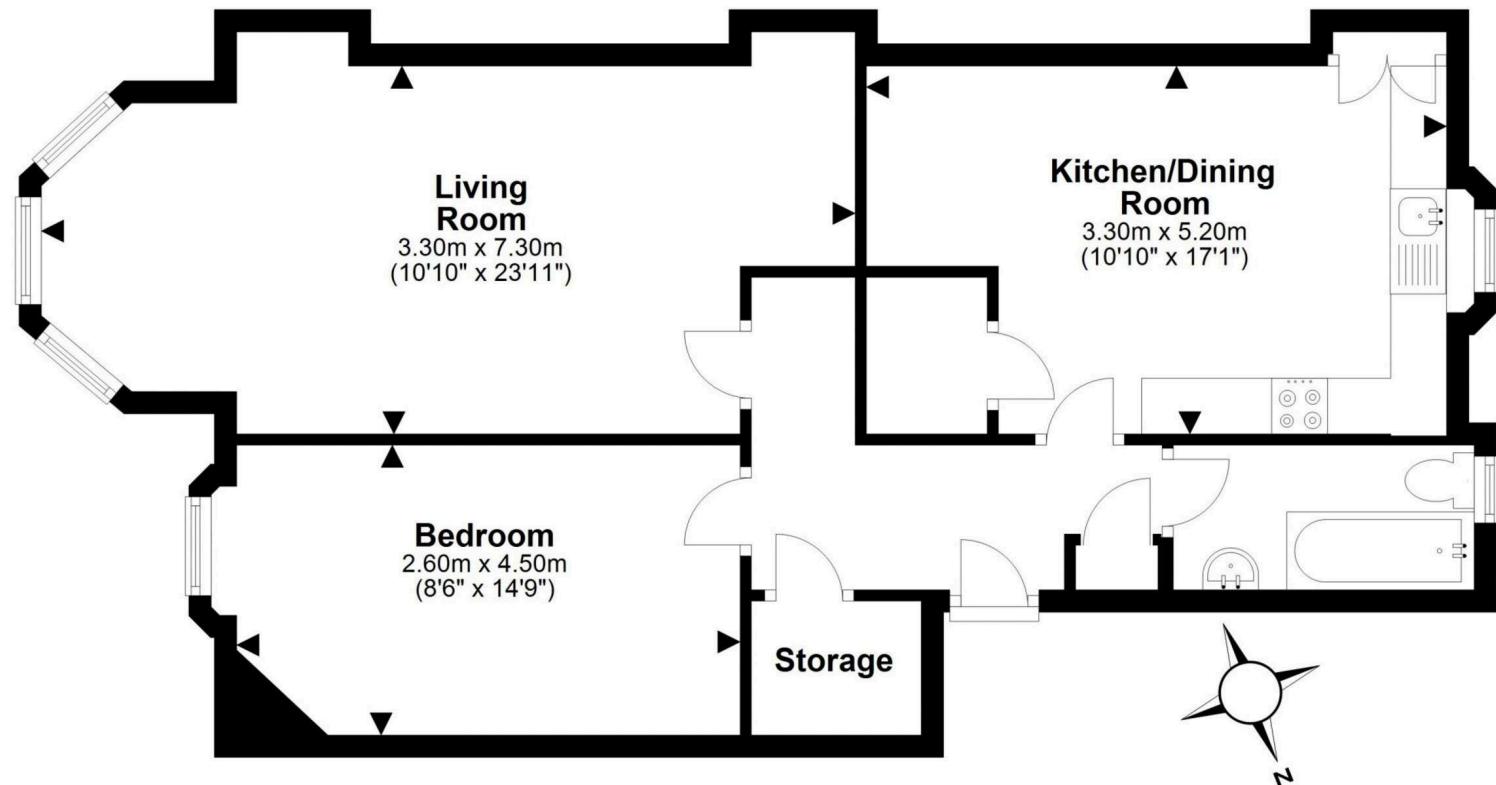
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 **CHARTERED FIRM**

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.