

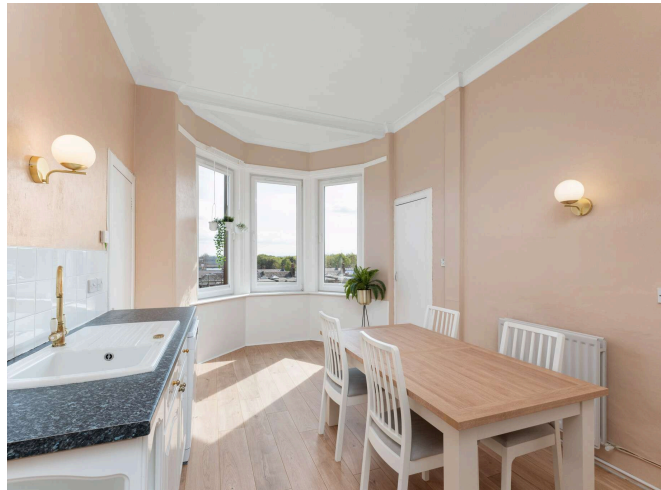


9/7 Piershill Terrace
Edinburgh, EH8 7EY

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"9/7 Piershill Terrace is a wonderfully presented, bright and spacious top floor flat with private balcony"

- WELL MAINTAINED STAIRWELL
- ENTRANCE HALLWAY
- LIVING ROOM
- DINING KITCHEN
- UTILITY ROOM
- BEDROOM (DOUBLE)
- BOX ROOM / STUDY WITH SKYLIGHT
- BATHROOM
- BALCONY
- COMMUNAL REAR GARDEN
- UNRESTRICTED STREET PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS



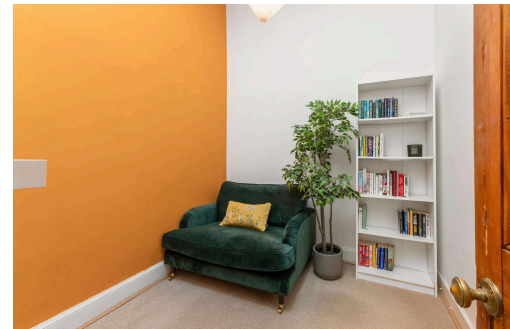
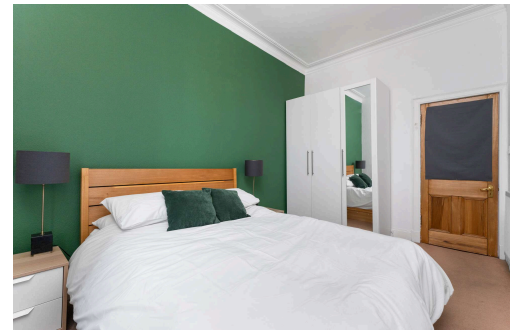


LOCATION

Piershill is a popular residential area located to the east of the city centre within easy reach of Holyrood Park, Arthurs Seat and Portobello beach. A Morrisons Superstore is nearby and there is a Sainsbury's Supermarket less than a mile away at Meadowbank Shopping Park. Local shopping, pubs and restaurants are also all in easy reach. Leisure and recreational facilities are provided at Meadowbank Sports Centre and The Royal Commonwealth Pool. Portobello Promenade is just over a mile away, giving access to the beach, Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches. A day at the beach or Holyrood Park is a great way to relax and enjoy the city. Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College and Edinburgh University. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



DESCRIPTION

9/7 Piershill Terrace is a wonderfully presented, bright and spacious one bedroom top floor flat, situated in the highly regarded district of Piershill with excellent local amenities and transport links.

Forming part of a traditional tenement building, the property is entered through a well maintained stairwell via a secure door entry system and comprises: welcoming entrance hall with cupboard off; generously proportioned living room with bay window offering natural daylight to flood in; well equipped kitchen with ample space for dining table and chairs, bay window and Edinburgh Press; useful utility room off kitchen, with access to private rear facing balcony; good sized double bedroom; box room / study with skylight and contemporary bathroom with electric shower over bath.

Further benefits include: gas central heating; double glazing; communal rear garden laid to lawn and unrestricted on street parking. Early viewing is highly recommended.

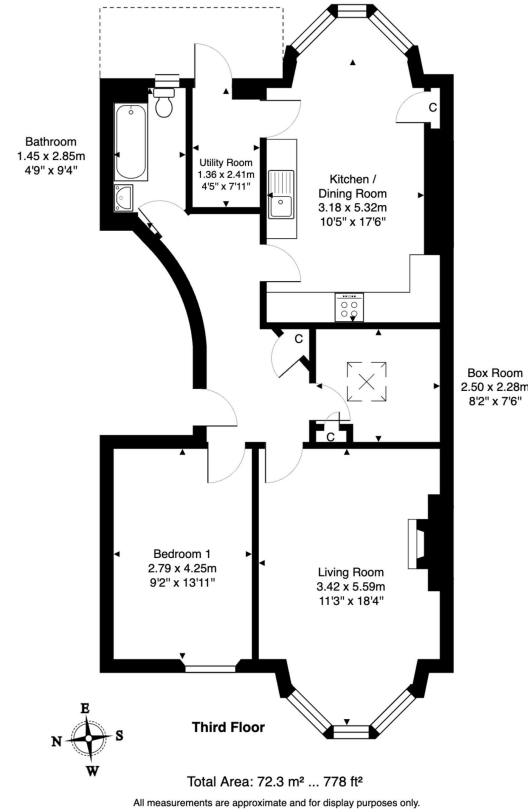
EPC RATING

The energy efficiency rating for this property is band D

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



9/7 Piershill Terrace, Edinburgh, EH8 7EY



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