



**149 PF2 Piersfield Terrace
EDINBURGH, EH8 7BS**

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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.

LOCATION

Piersfield 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 opposite the property 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 Queen Margaret University campus. 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.

DESCRIPTION

149 PF2 Piersfield Terrace is this bright and generously proportioned ground floor flat offering an ideal first time buy. The property is located in the established district of Piersfield, to the east of Edinburgh city centre.

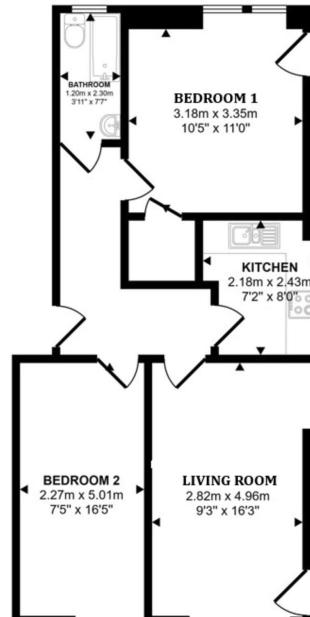
The accommodation comprises: hallway with hatch to storage space; twin windowed living room with large deep Edinburgh press and cornicing; modern kitchen with floor to wall units, built in cooker and gas hob; double bedroom one with deep cupboard and overhead storage cupboard; double bedroom two and bathroom with electric shower over bath.

Further benefits include gas central heating, double glazing; small private area of garden ground to the front being overlaid with paving slabs and bounded by a stone boundary wall, Communal garden grounds to the rear being bounded by stone and brick boundary walls and unrestricted on street parking.

The energy efficiency rating for this property is band C

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

Approx Gross Internal Area
58 sq m / 628 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

